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HOUSING IN CANADA

A FACTUAL SUMMARY

FIRST QUARTER, 1952

OTTAWA, CANADA

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FOREWORD

Housing in Canada is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1939 to the first quarter, 1952, providing monthly or quarterly data for 1950 and the more recent period. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself and is arranged in eight sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house building; (4) real estate lending and loans for building purposes; (5) building materials; (6) building labour; (7) building costs; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Commencing with the April, 1950, issue of *Housing in Canada*, data on Newfoundland were shown separately in Section 9 of Part II. This separation was made partly in the interest of continuity of the tabular material for the rest of Canada and partly because of the immediate scarcity of statistical information for the Province of Newfoundland. Beginning with the second quarter issue, 1951, all statistical series have been revised to include data that are available for the Province of Newfoundland since March 31, 1949, when Newfoundland became part of Canada.

Some of the material incorporated in this report is obtained from original sources with other data submitted by various Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Citizenship and Immigration, Department of National Defence, the Superintendent of Bankruptcy, the Foreign Exchange Control Board, the Dominion Bureau of Statistics, the Department of Defence Production and the Bank of Canada. Data are also provided by the Quebec Government through its Farm Credit Bureau.

Housing in Canada concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Department
Central Mortgage and Housing Corporation*

Ottawa, March, 1952.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS

(See Tables 1-6)

Net family formation in Canada showed a pronounced increase in 1951, after undergoing moderate declines in 1949 and 1950. A slight rise in natural increase during 1951 was supplemented by a substantial increase in the number of immigrant married females. Net family formation totalled 96,500 in 1951, an increase of 31 per cent from the number of families formed in 1950. Marriages numbered 128,100 in the 1951 period, 2 per cent more than in 1950 and deaths to married persons increased 2 per cent to 54,100 from 1950. Immigration of new families as represented by married females, at 37,000 was over double the number in 1950 and emigration of families from Canada totalled 9,300, an increase of 900 over the previous year.

Immigration and Emigration

Immigration into Canada reached 194,400 in 1951, over two and one-half times the number entering Canada in 1950. Of this total, males of 18 years and over constituted the largest group at 95,800 and females of 18 years and over numbered 53,200.

As in the past twelve years there were more persons leaving Canada to take up residence in the United States in 1951, than United States citizens immigrating to Canada. During 1951 emigration to the United States from Canada totalled 28,200 persons, over three times the number of Americans immigrating to Canada. For population movements between Canada and the United Kingdom the situation was the reverse. Immigration from the United Kingdom to Canada totalled 31,100 persons in 1951, over seven times the number of persons emigrating from Canada to the United Kingdom. Immigration into Canada from all other countries numbered 155,600 during 1951 and emigration from Canada to these countries amounted to 2,300 persons.

SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 7-15)

In 1951, the volume of house-building declined for the first time in the post-war years to a level below the rate prevailing in the period 1948 to 1950. Although completions of new permanent dwellings remained relatively high in 1951 owing to a large carryover of 59,400 units at the end of 1950, starts of new dwellings slackened off in 1951 leaving a carryover of 47,500 units at the end of the year for completion in 1952.

Completions of new dwellings in 1951 declined 8 per cent from 91,800 units in 1950 to 84,800 units in 1951. Starts of new dwellings in 1951, after running ahead of 1950 for the first four months of the year, began to decline in May and dropped progressively for the remainder of the year. In 1951, 72,100 new dwellings, including conversions, were started, a decrease of 24 per cent from the 95,300 started in 1950.

In January and February, 1952 starts continued at a lower rate than those prevailing a year earlier. But in March, 1952 starts were at about the same level as in 1951. This is indicated by the number of dwellings started in cities and towns with population of 5,000 and over which numbered 3,400 in March, 1952 as compared with 3,300 in March, 1951.

In 1951, starts declined more rapidly in urban centres. In cities and towns of 5,000 population and over starts decreased 30 per cent from 68,600 in 1950 to 47,400 in 1951. In towns of less than 5,000 population and in rural areas starts declined 10 per cent from 23,900 in 1950 to 21,200 in 1951.

A number of factors varying in importance from one locality to another but generally present across the country contributed to the decline in housing starts in 1951. Most important among these factors were increased down payment requirements and carrying charges for new houses, a relative shortage of institutional mortgage funds and shortages of serviced land.⁽¹⁾

Higher down payments and increased carrying charges were associated with rising construction costs (see p. 29) and municipal taxes, higher interest rates on mortgage loan account (see p. 14) and the withdrawal of the one-sixth additional loan under the National Housing Act, 1944 in February, 1951 (see p. 13). Down payment requirements were modified later in the year when the government announced on October 5, 1951 a relaxation of housing credit terms, making possible purchases of homes under an agreed end sale plan with a down payment of 20 per cent, and in the case of defence workers with a down payment of 10 per cent (see p. 14). The relative shortage of institutional mortgage funds developed mainly as a result of the limited funds available to lending institutions for residential mortgage investment and attractive alternative investment opportunities (see Section 4). The shortage of serviced land was associated with the rapid rate of urban house building in the post-war period and the strain on municipal budgets imposed by higher costs of installation of new water, sewer, road and school facilities.

Completed Unsold Houses

As an indicator of the pressure of purchaser demand for new houses a series is shown in Table 11 giving the number of completed dwellings that are unsold in 25 major cities and metropolitan areas in Canada.

At the end of 1951, there were about 1,200 such dwellings in these centres or nearly 4 times as many as at the end of 1950. The unsold dwellings at the end of 1951 however represented for the most part recent completions, as about 90 per cent had been on the market for three months or less. At the end of 1950, only 78 per cent of the unsold dwellings had been completed within the previous 3 months. The sudden accretion to the stock of unsold dwellings in these centres during the last quarter of 1951 is attributable mainly to developments in Toronto where completions in 1951 were higher than ever before, and where the number of unsold dwellings which had been at an insignificant level up until October of 1951, increased to about 400 at the end of the year.

Residential and Other Types of New Construction

A smaller share of gross national expenditure was invested in housing during 1951 than in 1950. In 1951, expenditures on the construction of new housing including major alterations and repair totalled \$836 million or 3.9 per cent of gross national expenditure. In 1950 new residential construction outlay represented 4.7 per cent of gross national expenditure.

Capital investment in the form of new non-residential construction claimed a slightly larger portion of gross national expenditure in 1951 than in 1950. In

(1) For a fuller discussion see *Annual Report, 1951*, Central Mortgage and Housing Corporation, March, 1952, pp. 3-4.

1951, expenditures on these categories of new construction totalled \$1.8 billion or 8.7 per cent of the gross national expenditure as against 8.4 per cent of gross national expenditure in 1950. The increase occurred however in the defence and defence supporting industrial sector, as other types of non-residential construction fell off in 1951 (see p. 21).

The decline in house-building activity during 1951 is greater when expressed in terms of volume instead of value. On the basis of an average increase of 15 per cent in house-building costs in 1951 the value of residential construction put in place during the year in terms of 1950 dollars was \$727 million. This represents a decrease of 14 per cent from \$843 million expended on new housing in 1950.

Gross and Net Residential Capital Formation

The rate of growth of residential capital formation was at a slower pace in 1951 than in 1950.

Gross residential capital formation which represents the value of current additions to the housing stock through new construction and major improvements and alterations, together with the value of installed non-moveable equipment and service costs of landscaping, etc., was placed at \$854 million in 1951. In 1950 dollar terms this represents an addition of \$743 million to the housing stock. In 1950, actual gross residential capital formation amounted to \$861 million.

Residential capital consumption which represents a reduction in the value of existing housing stock through an allowance for wear and tear and obsolescence (depreciation), together with the value of dwellings currently damaged and destroyed accidentally, is estimated at \$423 million for 1951. In 1950, the value of residential capital used up was estimated at \$349 million. These estimates are in terms of the prices prevailing in 1950 and 1951.

Net residential capital formation which is the difference between gross residential capital formation and residential capital consumption thus amounted to \$431 million on a current dollar basis and \$375 million on a constant dollar basis in 1951. This compares with a net addition to the housing stock of \$512 million in 1950.

SECTION 3.—PUBLICLY-ASSISTED HOUSE BUILDING

(See Tables 16-39)

Publicly-assisted house building which had been characterized by continuing increases in the post-war years owing to rising levels of loan approvals under the National Housing Act, declined markedly in 1951. Dwelling units started with government financial assistance during 1951 numbered 26,400, down 41 per cent from 1950. This decrease is associated with a drop of 41 per cent in starts of dwellings financed under the National Housing Act during the year (see below), and a decline of 42 per cent in dwellings started under various publicly-initiated programs including veterans' rental housing and armed service married quarters.

The National Housing Act, 1944

During 1951 three major changes were introduced in housing measures under the National Housing Act, 1944. The first change occurred in February, 1951 when the one-sixth loan which was in addition to the basic joint loan

provided for home-ownership building under the Act, was discontinued.⁽¹⁾ At the same time direct loan assistance by Central Mortgage and Housing Corporation on rental insurance projects was suspended. In addition, the amount of rentals guaranteed on projects financed by lending institutions formerly calculated on the basis of an 85 per cent mortgage was to be calculated on the basis of an 80 per cent mortgage. These changes were introduced to permit an accelerated flow of construction resources into the developing defence and defence supporting construction program, and to contain the housing program within the limits of prospective total resources.

The second change occurred in June when the National Housing Act was amended to authorize the Governor in Council to prescribe the maximum rate of interest that may be charged to the borrower under the Act.⁽²⁾ Under authority of the amendment the rate of interest payable by a borrower on joint loans was increased from $4\frac{1}{2}$ per cent to 5 per cent per annum calculated semi-annually.⁽³⁾ Increases of $\frac{1}{2}$ of 1 per cent in the interest rate were also effected with respect to rental insurance loans, primary producer housing loans and limited-dividend corporation housing loans. These changes in the interest rates payable under the National Housing Act came as a result of the rise which took place early in the year in conventional mortgage interest rates, and other long-term interest rates. The changes were made to restore the relative attraction of these loans to institutional investors.

The third change occurred in October, 1951 when down payment requirements under the National Housing Act were reduced to 20 per cent for prospective home owners and for builders of dwellings for sale, provided there is an agreed sale or contract price.⁽⁴⁾ In order to co-ordinate new housing with defence worker needs, special provisions were also made for loans on dwellings for defence workers on the basis of a down payment of 10 per cent under the terms of the National Housing Act, 1944.⁽⁵⁾ With respect to rental housing, the regulations provide that failing financing from lending institutions, Central Mortgage and Housing Corporation will again consider applications for direct loans under the Rental Insurance Plan on an 80 per cent basis. Also, for approved rental insurance projects for defence workers, direct loans of 85 per cent of the estimated project cost and guarantees on the basis of such an 85 per cent loan may be approved. In such cases the stipulation of a maximum return of rentals to the owner is extended to 5 years rather than 3 years as on other rental insurance projects, and priority of occupancy must be given to prospective defence worker tenants.

Lending operations under the National Housing Act, following a progressive increase from 1945 to 1950, declined in 1951. During 1951 the total number of housing units for which gross loans were approved under the Act, at 23,000, was 49 per cent lower than in 1950. The value of gross loans approved in 1951 totalled \$152 million, one-half the \$306 million approved for loans in 1950.

In overall terms the decline in the number of dwellings approved for loans, in 1951 was most pronounced in home-ownership housing. In this group loans to prospective home owners involved 4,647 dwellings in 1951, a drop of 60 per

(1) Statement of the Minister of Resources and Development, *House of Commons Debates*, Feb. 5, 1951, pp. 69, 70.

(2) Chapter 46, 15 George VI, 1951.

(3) Order-in-Council P.C. 8344 dated June 26, 1951, as reenacted in Order-in-Council P.C. 744 dated Feb. 7, 1952.

(4) Announced by the Minister of Resources and Development, October 5, 1951.

(5) Order-in-Council P.C. 5412 dated Oct. 9, 1951.

cent from 1950. The number of dwellings approved for loans to builders for sale also decreased notably from 26,100 in 1950 to 13,500 in 1951, a decrease of 49 per cent from 1950.

Activity under the rental provisions of the Act declined 37 per cent to 4,846 units approved for loans, owing to a contraction in rental insurance loans in 1951. Apartment units approved under the Rental Insurance Plan numbered 1,213 in 1951, a decrease of 72 per cent from a year earlier. Loans to individuals for construction of rental dwellings without guarantees under the Rental Insurance Plan showed an increase of 7 per cent to 3,451 units in 1951. Increased interest was also reflected in long-term low-interest rate loans to limited dividend corporations. Rental dwellings approved for construction by limited dividend corporations increased from 94 in 1950 to 174 units in 1951.

Loan approvals under the National Housing Act in 1951 reflect increased construction and land costs and higher down payment requirements in effect during the period February to October, 1951. Average construction costs per dwelling, as estimated by builders operating under the National Housing Act, increased 13 per cent from \$7,896 in 1950 to \$8,952 in 1951. Average finished floor area per dwelling remained relatively stable in 1951, increasing only 2 per cent from 1,037 square feet in 1950 to 1,055 square feet in 1951. Land costs showed a marked increase rising 23 per cent from \$758 per dwelling in 1950 to \$933 per dwelling in 1951. Reflecting increased construction costs for the year and the withdrawal of the one-sixth additional loan in February, 1951, down payment requirements on dwellings approved under the Act increased from an average of \$2,200 in 1950 to \$3,600 in 1951.

One-storey single family dwelling units continued to account for the largest proportion of dwellings approved under the Act, representing 43 per cent of units approved in 1951 as against 39 per cent in 1950. Apartments represented 18 per cent in 1951 compared with 14 per cent in 1950.

Federal-Provincial Housing Agreements

Section 35 of the National Housing Act, 1944 provides that following agreements between a provincial government and the Government of Canada, Central Mortgage and Housing Corporation may undertake jointly with the province the development of a housing or land assembly project. Under the legislation three main types of housing agreement have evolved; (1) the construction of houses for rent on an economic or sub-economic basis, (2) a combined rental housing and land assembly project in which serviced land not used for the rental housing project is made available for sale to builders and prospective home-owners, and (3) the assembly and servicing of residential lots for sale to builders and prospective home-owners.

During 1951 seven rental housing agreements were approved for a total of 1,225 dwellings including the construction of 935 rental units in Windsor, St. Thomas, Fort William and Hamilton in Ontario, 50 units in Prince Rupert, British Columbia, 88 units in St. John, New Brunswick and 152 units at St. John's, Newfoundland. In 1950, one rental housing project consisting of 140 units was initiated in St. John's, Newfoundland.

Four combined land assembly and rental housing agreements were entered into between Central Mortgage and Housing Corporation and the Province of Ontario during 1951. Projects at Brockville, Guelph, Kitchener, and Trenton

will consist of 225 rental units and an additional 1,855 serviced residential lots for sale to builders and prospective home-owners.

Land assembly agreements were approved in respect to four projects for the acquisition and installation of services on 1,211 lots in Atikokan, Ontario, Trail, British Columbia and St. John's and Cornerbrook, Newfoundland. In 1950 four land assembly projects were negotiated for the servicing of 2,082 residential lots in Windsor, St. Thomas, London and Ottawa, Ontario.

At the end of 1951 negotiations were underway on four proposed rental projects at Lindsay, Sarnia and Prescott in Ontario, involving 115 units and for 100 dwellings in St. John's, Newfoundland. The agreement for this latter project was approved January 17, 1952.

Combined land assembly and rental projects were under consideration at the end of the year for 138 dwellings and 374 supplementary residential lots in North Bay, Sault Ste. Marie and Stratford, Ontario.

Federal-Provincial Housing and Land Assembly Projects

House-building operations under Federal-provincial agreements involved starts of 191 rental units and completion of 140 units in 1951. Units under construction at the end of December, 1951, numbered 191. Total expenditures for housing during the year amounted to \$1.1 million.

Land assembly programs in five communities involved completions of 460 residential lots in 1951 with 1,700 lots under construction at the end of the year. Of the completed lots, 175 were sold or under option during the 1951 period. Expenditures totalled \$1.6 million for the year.

Land Assembly Projects Under Section 11B of the National Housing Act, 1944

Section 11B of the National Housing Act guarantees to approved lending institutions the recovery of their investment, together with 2 per cent interest per annum, when such investment is for the acquisition and development of land for housing purposes.

Up to the end of 1951 lots completed under this section of the Act numbered 1,200 of which 237 were not sold or optioned at the end of the year.

Veterans' Rental Projects Under Central Mortgage and Housing Corporation

The Veterans' Rental Housing Program was in a stage of completion by December, 1951. During 1951, 707 rental dwellings were completed and 8 units were started. At the end of December, 1951, 314 units were under contract of which 214 were under construction. Expenditures for the year amounted to \$4.4 million.

The Federal-municipal housing agreements which were initiated in 1941 for munitions workers and continued in the post-war period to accommodate returning veterans, involved 50,700 dwellings in 526 projects located in 306 municipalities and total expenditures including supplementary buildings and land improvement of \$273 million during the period 1941-1951.

Veterans' Land Act, 1942

House-building activity under the Veterans' Land Act during 1951 was lower than in 1950. Although completions of new dwellings numbered 2,165 units in 1951 as against 2,149 completed in 1950, starts of new dwellings declined

20 per cent to 1,845 units in 1951. Units under construction at the end of December, 1951 totalled 2,500, a decrease of 300 from one year earlier.

Since the inception of the program in 1943, 12,800 units have been completed of which 7,800 were on individual small-holding projects, 2,700 were on sub-division projects, 1,000 on full-time farming projects and 1,300 were completed in other projects.

Armed Service Permanent Married Quarters

The housing program undertaken by the construction division of Central Mortgage and Housing Corporation in 1949 for the Department of National Defence declined in 1951. During the year 1,432 dwellings were started, less than half the number started in 1950. Completions numbered 2,640 units during 1951, slightly more than in 1950, and dwellings under construction at the end of 1951 totalled 2,400 units.

The housing program which was initiated in 1947 by the Department of National Defence itself for the accommodation of married personnel was virtually completed in 1951. The 277 units under construction in remote areas at the beginning of 1951 were completed during the year.

Total completions of armed service permanent married quarters under the two programs for the period 1947-1951 numbered 8,200 dwellings.

Defence Construction Limited

The construction of armed service married quarters by Defence Construction Limited in connection with defence projects initiated by the Department of National Defence involved 800 starts and 80 completed dwellings during 1951. Total expenditures amounted to \$13 million for the year.

Defence Workers' Housing

During 1951 three projects were approved for capital assistance from the Department of Defence Production for the construction of houses in centres where the expansion of defence industry was conditional upon the supply of more dwellings. The approved projects consisted of 130 units, 91 of which were started during the year and 32 were completed. Construction of these dwellings is under the supervision of Central Mortgage and Housing Corporation.

Canadian Farm Loan Act, 1927

Lending operations under the Act for the construction, alteration and improvement of farm houses declined during 1951. During the year 64 loans with a value of \$136,000 were approved for new farm houses. The average loan for these houses amounted to \$2,125. For the alteration and improvement of existing farm houses, 89 loans were approved with a value of \$43,000.

During 1950, 71 loans with a value of \$123,000 were approved for new farm houses and the average loan for these houses amounted to \$1,730. For the alteration and improvement of existing farm houses 161 loans were approved with a value of \$62,000.

Farm Improvement Loans Act, 1944

Guarantees approved under the Act for the construction or improvement of farm houses increased during 1951 reflecting mainly the higher level of loans during the first six months of the year. During the year 587 loans valued at \$944,000 were approved for new farm houses. The average amount of these

loans was \$1,610. For improvement and alteration of existing farm residential property 1,155 loans were approved valued at \$1.1 million.

During 1950, 511 loans with a value of \$798,000 were approved for new farm houses and the average loan for these houses amounted to \$1,561. For improvement and alteration of existing farm residential property, 967 loans were approved with a value of \$850,000.

Property Management Operations, Central Mortgage and Housing Corporation

The sales program of munitions workers' and veterans' rental units and the return of leases on home conversion rental units to their owners was accelerated in 1951. By the end of December, 1951 rental units under management of Central Mortgage and Housing Corporation numbered 24,700, a reduction of 13,800 units during the year. The reduction in units under management during 1950 numbered 2,800 units.

The vacancy rate on these dwellings at the end of December, 1951 was 0.4 per cent compared with 0.6 per cent a year earlier,

Rental Insurance Plan

Net approvals under the Rental Insurance Plan during 1951 were made in respect to 14 projects consisting of 749 rental dwellings, one-sixth the number approved in 1950. In 1951 average estimated cost per unit amounted to \$8,560 having an average monthly rental of \$80.76. In 1950, the average estimated cost per unit amounted to \$7,020, having an average monthly rental of \$67.81. The average floor area per unit remained relatively the same in 1951 as in 1950, averaging 868 square feet in 1951 and 902 square feet in 1950. The higher average rental and unit costs in 1951 reflect the higher proportion of fully-serviced dwelling units approved during the year. The lower rentals and costs in 1950 were related to the large volume of approvals in Montreal of semi-serviced and "cold" duplexes and apartments.

Double Depreciation for Rental Housing Projects

Applications were approved for double depreciation on 120 rental units in 6 projects during 1951. Since 1947 when the plan was instituted to stimulate rental housing, over 6,000 rental units were approved for accelerated depreciation of which 4,940 were under the Rental Insurance Plan.

The Province of Quebec Farm Credit Bureau

Approvals for mortgage interest subsidies on single and double dwellings under "The Quebec Housing Act, 1948" increased substantially during 1951. Applications numbering 5,200 were approved in 1951, an increase of 25 per cent over 1950. The average interest rebate in 1951 amounted to \$2,144 as compared with \$1,860 per approval in 1950.

The number of dwellings for which interest subsidies were approved totalled 6,437 or 29 per cent of the 22,000 dwellings started in the Province of Quebec in 1951. During 1950, the number of dwellings approved for interest subsidies totalled 4,912 or 17 per cent of the 28,500 dwellings started in 1950.

Housing Legislation⁽¹⁾—Province of Ontario

During April, 1952 the Ontario Legislature⁽²⁾ approved five Bills designed to promote the building of new houses in urban and rural farm and non-farm areas throughout the province.

Bill No. 94, an Act to amend "The Housing Development Act"⁽³⁾ was assented to April 10, 1952 and will be cited as *The Housing Development Amendment Act, 1952*. The Act empowers the province and a municipality to enter into joint housing projects. The Act also authorizes municipalities to contribute to the cost of a housing project or to issue debentures for the purpose of a housing project without reference to the Municipal Board or the assent of the electors. For industries locating in rural areas and in small communities the Act authorizes the province and municipality to participate with a Corporation in the development of a joint housing project, part of the cost of which will be borne by the Corporation. Under certain conditions the new Act empowers the province to expropriate land in municipalities for the purpose of a housing project. The Act came into force on April 10, 1952.

Bill No. 95, an Act to amend "The Planning Act"⁽⁴⁾ was assented to April 10, 1952 and will be cited as *The Planning Amendment Act, 1952*. This Act comes into force on May 1, 1952. Under the new Act, municipalities with an approved official plan may designate an area within the city as a redevelopment area and upon the passage of a by-law and with ministerial approval may acquire land within the redevelopment area, and clear and prepare the area for residential, commercial, industrial and other designated purposes.

Bill No. 96, an "Act to provide Financial Assistance in the Building of Houses in Rural Villages and Hamlets and in Other Rural Areas", was assented to April 10, 1952 and will be cited as *The Rural Housing Assistance Act, 1952*. The new Act provides for the establishment of a Crown Company with the name "The Rural Housing Finance Corporation." By virtue of the Act, the Company is authorized to lend and invest mortgage money in order to provide financial assistance in the building of new houses in rural villages and in other rural areas. The Company may lend money independently or in co-operation with Central Mortgage and Housing Corporation under the terms of the National Housing Act, 1944 or with any approved lending institution. The Act came into force on April 10, 1952.

Bill No. 97, an "Act to Incorporate the Ontario Junior Farmer Establishment Loan Corporation for the Purpose of Assisting Young Farmers" was assented to April 10, 1952 and will be cited as *The Junior Farmer Establishment Act, 1952*. The new Act empowers the province to establish a Corporation for the purpose of making loans to assist young qualified farmers in the establishment, development and operation of their farms. Under authority of the Act the Corporation may make loans for the erection and improvement of farm houses. Loans shall be secured by a first mortgage on the farm property and are not to exceed \$15,000 repayable in 25 years. The Act came into force on April 10, 1952.

Bill No. 145, an "Act to Authorize Provincial Grants to Assist in the Erection of Housing Units for Elderly Persons" was assented to April 10, 1952 and will be cited as *The Elderly Persons Housing Aid Act, 1952*. By virtue of

(1) For legislation on rental dwellings see p. 31.

(2) 1st Session, 24th Legislature, Ontario, 1 Elizabeth II, 1952.

(3) Revised Statutes of Ontario, 1950, Chapter 174.

(4) Revised Statutes of Ontario, 1950, Chapter 227.

the Act, the province may make grants to any municipality to assist in the construction and equipment of low-rental housing units for elderly persons. The amount of any grant will be based on the lower of \$500 for each dwelling or of 50 per cent of the capital cost of the project to the municipality. The terms and conditions under which grants will be made is subject to approval by the Lieutenant-Governor in Council. The Act came into force on April 10, 1952.

SECTION 4.—REAL ESTATE LENDING AND LOANS FOR BUILDING PURPOSES (See Tables 40-43)

Real Estate Lending⁽¹⁾

The number and value of mortgage loans approved by private lending institutions on new and existing real estate declined in 1951. The number of loans on all types of real estate decreased 24 per cent to 57,500 in 1951 from 75,950 in 1950. Loans approved in 1951 were valued at \$431 million, as against \$523 million in 1950, a decline of 18 per cent for the year. Although the value of loans approved in 1951 was lower than in 1950, the total in 1951 exceeded by 10 per cent the \$393 million approved for loans in 1949 and the number of loans approved in 1951 was 7 per cent below the 62,000 loans approved in 1949.

The number of loans approved for non-farm *new construction* on both residential dwellings and non-residential buildings in non-farm areas totalled 31,500 in 1951, a decrease of 33 per cent from 46,850 loans approved in 1950. Loans approved on non-farm *new construction* in 1951 were valued at \$272 million, 24 per cent below the \$358 million approved in 1950. New dwellings approved for loans in 1951 numbered 38,500, a decline of 30 per cent from 55,400 dwellings approved for loans in 1950. The value of these loan approvals for new dwellings decreased 24 per cent from \$310 million in 1950 to \$237 million in 1951. For new non-farm non-residential construction, the number of loans approved declined 22 per cent to 800 in 1951, and were valued at \$34.8 million, a decrease of 27 per cent.

Institutional lending on *existing* non-farm residential real estate and non-residential property in 1951 showed a less pronounced reduction than lending for new construction. Loans approved on existing residential real estate in non-farm areas, decreased 10 per cent to 23,200 during 1951 and involved a decrease in value of 4 per cent to \$112 million. Loan approvals on existing non-residential property in non-farm areas numbered 1,400, or 17 per cent less than in 1950 and the value of these loans showed a decrease of 4 per cent to \$41 million.

Farm loans declined 14 per cent in number from 1,550 in 1950 to 1,300 in 1951 and 4 per cent in value from \$7.1 million to \$6.8 million.

The decline in volume of institutional mortgage lending in 1951 was partly attributable to a reduced supply of mortgage funds made available to the real estate market. This lesser availability of funds was associated in part with the rise in interest rates during 1950 and 1951. When interest rates rose, the value of bond portfolios held by lending institutions was reduced, and the practice of liquidating bond holdings for investment in new mortgages was arrested.⁽²⁾

(1) For a detailed account of real estate lending in Canada during 1951, see *Mortgage Lending in Canada, 1951*, Central Mortgage and Housing Corporation, 1952.

(2) For a fuller discussion see *Annual Report, 1951*, Central Mortgage and Housing Corporation, March, 1952.

In addition to this aspect of reduced availability of funds, the strengthening in interest rates during 1950 and 1951 placed mortgage loans under the National Housing Act, 1944 in a relatively less attractive position as a long-term investment. Up to June, 1951, the gross yield on mortgage loans under the National Housing Act was fixed at 5 per cent to the lending institutions. On June 26, 1951 the gross yield was increased to 5½ per cent.⁽¹⁾

Aside from the conditions during the year which reduced the supply of mortgage funds available from the lending institutions and other sources generally and under the National Housing Act in particular, there were other factors tending to reduce the overall demand for new housing such as availability of serviced land, higher prices for houses, increased monthly payments including municipal taxes and larger down payments (see p. 12).

The higher level of new construction in the non-residential sector which took place in Canada in 1951 (see p. 12) was accompanied by a decrease in institutional mortgage lending in that sector. This decline in institutional mortgage lending was attributable partly to a shortage of mortgage funds, but mainly because a large part of the expansion in non-residential construction in 1951 was in defence and defence supporting industrial construction and utility development which was financed mainly by corporate funds and some of it from governmental sources. An additional factor was the discouragement of capital outlays other than those of a defence or defence supporting type and those made by basic industries, through deferred depreciation provisions introduced by the Government in April, 1951,⁽²⁾ and through the curtailment of steel supplies for non-essential purposes.

Institutional lending in 1951 on farm property and existing non-farm property while relatively small was close to the 1950 level. In these sectors lending was sustained by a rising interest rate and continuing demand.

Mortgages Registered and Discharged

Mortgage registrations on new and existing residential and non-residential property in Greater Toronto reflect a high level of real estate transactions in 1951. Mortgages registered totalled 41,600 during the year, the same level as in 1950 despite a decline of 26 per cent in the number of new residential dwellings started from 12,800 units in 1950 to 9,500 units in 1951.

Mortgage discharges were slightly higher in 1951 than in 1950 numbering 27,900 in 1951 as against 27,300 in 1950. Data on mortgage discharges reflect the volume of mortgages liquidated at maturity or through prepayment as well as refinancing of existing mortgages.

Loans for Building Purposes

Bank loans for the purpose of providing construction contractors with working capital averaged \$140 million a month in 1951, an increase of 19 per cent over a monthly average of \$118 million in 1950. Construction cost increases (see p. 29) accounted for the major portion of the rise in loans for building purposes, indicating that only a slightly larger physical volume of construction work was financed by banks in 1951 than in 1950. Total bank loans for all purposes averaged \$3.1 billion in 1951 as compared with \$2.6 billion in 1950.

(1) See *Housing in Canada*, Second Quarter, 1951, p. 13.

(2) See *Housing in Canada*, Second Quarter, 1951, p. 12.

SECTION 5.—BUILDING MATERIALS (See Tables 44-57)

Production of Building Materials⁽¹⁾

The output of construction materials, after rising to a peak in the fourth quarter of 1950, levelled off at a high rate in 1951 and declined markedly in the final quarter of the year. The absorption of materials by the construction industry followed a similar pattern. Heavy inventory holdings at the contractor and dealer level in the fourth quarter of 1950, were absorbed by a large physical volume of construction work put in place in 1951. In the final quarter of 1951 demand at the contractor and dealer level slackened off notably.

The composite index of production of 41 construction materials, excluding lumber averaged 274 (1939=100) in 1951, the same level as the average for 1950. At the end of December, 1951 the index stood at 157, or 43 per cent below the average for the year and 39 per cent less than at the end of December, 1950. The index of domestic disappearance which measures the physical flow of construction materials from manufacturers to contractors and distributors averaged 286 (1939=100) for the year, 3 per cent below the average for 1950. At the end of December, 1951 the index of domestic disappearance stood at 142, or 50 per cent below the average for the year and 45 per cent less than at the end of December, 1950.

Additional evidence of the decline in domestic disappearance of building materials during the fourth quarter, 1951 is shown by data on railway car unloadings. Although the volume of building materials unloaded in 1951 at 14.5 million tons was 7 per cent higher than in 1950, unloadings in the fourth quarter, 1951 at 3.3 million tons were 10 per cent below the 3.6 million tons unloaded during the fourth quarter, 1950.

The transition taking place in the composition of the construction program in 1951, with the shift in emphasis from residential building to defence and defence supporting industrial construction and resource development, had a pronounced effect on the output of various groups of building materials. The cement and cement products group and steel products group (see p. 25) experienced a general increase in output during 1951. Production of the lumber and lumber products group was at near capacity levels for most of the year except for hardwood flooring which fell off in the last quarter. On the other hand, output of sanitary ware and plumbing and heating equipment which is closely related to new residential construction declined in 1951, especially in the last quarter.

Overall, the physical volume of production of 15 principal building materials showed increases in 1951, 3 remained at the same level and 12 showed declines as compared with 1950 (for iron and steel items see below). In the fourth quarter of 1951, 24 items declined from output levels in the fourth quarter of 1950, one remained the same and 5 showed increases.

Cement pipe and tile led the increases in 1951 with 78 per cent followed by electric hot water tank heaters and wood fibre insulating board with 28 per cent. Gains of 12 and 17 per cent were registered in flue linings and builders' hardware.

(1) For a discussion of prospective supply in 1952, see *Supply of Building Materials, Canada, Outlook, 1952*, Department of Trade and Commerce, Ottawa, April, 1952.

Cement blocks, building brick, cast-iron radiators and duplex receptacles each rose 6 per cent. Smaller increases of from 1 to 4 per cent were shown in gypsum plaster, gypsum wallboard, gypsum lath, cement, outlet boxes and structural tile.

Production of sawn lumber, supported by a strong export market in 1951 (see p. 25), was placed at 6.5 billion board feet, fractionally higher than in 1950 despite the log shortage which occurred as a result of severe forest fires in British Columbia during the summer. Rock wool batts and tar and asphalt felts also remained at virtually the same level of output in 1951 as in 1950.

Reduced output was reported for sinks and vitrified sewer pipe with declines of 30 and 20 per cent respectively. Decreases of 11 to 18 per cent were also registered in asphalt shingles, hot water storage tanks, non-metallic sheathed cable and granulated and loose rock wool. Production of bath tubs, warm air furnaces and domestic heating boilers was down 8 and 6 per cent respectively and wash basins, hard wood flooring and single pole switches dropped 3 to 5 per cent.

Supply and Demand for Building Materials

Market demand for 15 building materials as reflected in sales data was selective in 1951 in view of the marked change in the type of construction work put in place during the year. Of the 15 materials reviewed, 1 showed a substantial gain in sales, 4 registered slight increases and 3 remained at the same level as in 1950. Notable decreases were shown in 6 materials and sales of 1 item declined slightly.

Sales of electric hot water tank heaters were up 9 per cent in 1951 and gypsum products and flue linings rose 2 per cent while sales of cement, outlet boxes and mineral wool batts were at the same levels as in 1950.

Sales of bath tubs and sinks were down 22 and 38 per cent in the sanitary ware group; shipments of single pole switches and non-metallic sheathed cable declined 17 per cent in the electrical wire and wiring devices group and domestic heating boilers and hot water storage tanks decreased 7 and 13 per cent in the plumbing and heating group. Sales of building brick eased off 1 per cent in 1951 from 1950.

The supply of construction materials as indicated by stocks on hand at the producer level at the end of December, 1951 was improved from a year earlier. Of the 15 materials reviewed, inventories of 12 items at the end of December, 1951 were above the level a year earlier and 3 were at the same level.

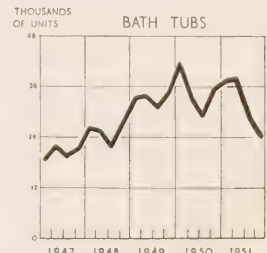
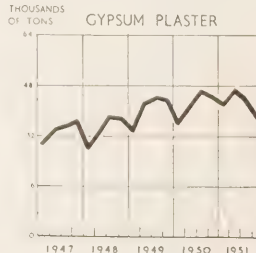
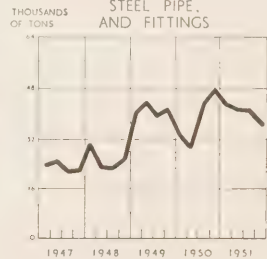
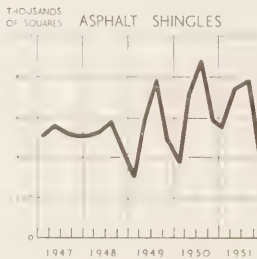
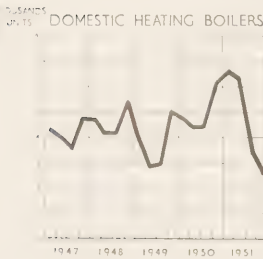
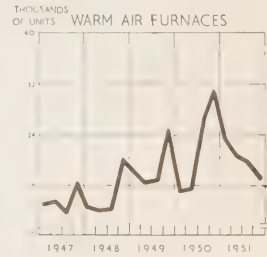
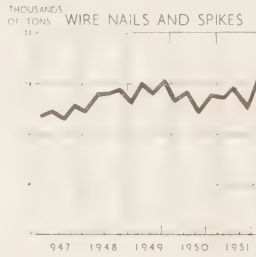
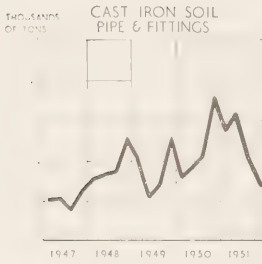
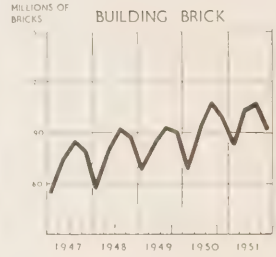
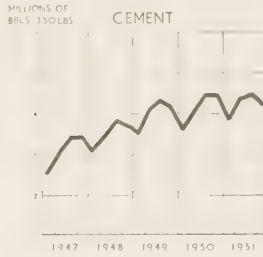
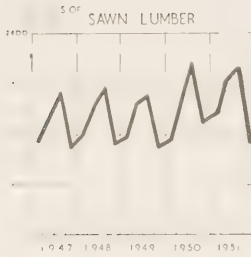
Imports

In general, imports of building materials were considerably higher in 1951 than in 1950. Only two items, wallboard building board and gypsum plaster were lower in 1951.

Imports of common colorless window glass, rose 1 per cent to 70 million square feet in 1951 and cement imports increased 68 per cent to 2.3 million barrels. Hardwood flooring mainly of special types was up 39 per cent to 9.7 million feet and building brick shipments totalled 19 million brick, or 14 per cent above imports in 1950. Sizeable increases of from 28 per cent to 200 per cent were registered in the remaining 6 items on which data are available.

-FIGURE 1-

PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS CANADA, QUARTERLY, 1947-1951.



Exports

Except for wood fibre insulating board, exports of which tripled to 55 million square feet, foreign shipments of lumber and lumber products declined in 1951 from the high levels of 1950. Sawn lumber exports were affected by a log shortage in British Columbia due to forest fires in the summer of 1951 and declined 4 per cent to 3.4 billion board feet. Exports of sawn lumber to the United Kingdom in 1951 totalled .9 billion board feet, over three times the quantity shipped in 1950. Exports to the United States declined 30 per cent to 2.2 billion board feet in 1951 from 3.0 billion board feet in 1950. Hardwood flooring exports were down 62 per cent to 6.1 million feet and wood shingle and lath dropped 11 and 23 per cent to 2.6 millions of squares and 73.9 millions of laths.

Paints, pigments and varnish shipments abroad totalled \$8 million in 1951, double the value in 1950 and building brick, gypsum plaster and common colorless window glass exports showed increases of from 36 to 150 per cent. Cement exports at 3 thousand barrels represented token shipments.

Supply of Primary Iron and Steel Products

Effective January 10, 1952, Steel Order SD-1 of the Department of Defence Production replaced Minister's Order No. 2 dated December 1, 1950 which designated primary iron and steel products as essential materials. Steel Order SD-1 relates permissible inventory stocks of steel users to past consumption or future needs, whichever is lower. On or after April 1, 1952 maximum inventory stocks will be limited to the lower of two-thirds of the amount used in the calendar quarter preceding the placing the order, or of anticipated requirements for 60 days from the date of delivery of new supplies. Stocks of larger quantities are subject to certification by the Department. A second requirement of Order SD-1 provides that purchasers must certify the intended use on purchase orders.

A second steel order SD-2, effective January 10, 1952 replaced Minister's Order No. 3 dated February 9, 1951. The new order continues to prohibit the acquisition of steel for use in construction of a less essential nature such as for amusement purposes, or commercial buildings without approval of the Department. The new order prohibits steel purchases for use in the construction of buildings which are to be sold or leased or used in part for less essential purposes unless a permit is granted by the Department.

Production, Imports and Exports of Rolling Mill Products

The production of pig iron and steel ingot moved up 10 per cent and 4 per cent to 2.6 million net tons and 3.4 million net tons respectively in 1951. Rolling mill products representing for the most part the intermediate stage in processing steel ingot to steel shapes for use by domestic processors, advanced 22 per cent to 4 million tons as compared with 3.3 million tons in 1950. Imports of iron and steel products, under control since January 1, 1951 rose 44 per cent to 1.6 million tons. Allotments made to the Canadian defence program by the United States under the Controlled Materials Plan in effect since July 1, 1951, and increased shipments from Europe account for the higher level of imports during the year. Exports of finished rolling mill products, which mainly represent conversion arrangements between American and Canadian steel processors, are under control and remained at the relatively low level of 53,000 tons during 1951, 15,000 tons less than in 1950.

Shipments of Primary Iron and Steel Shapes

Shipments of primary iron and steel shapes from Canadian mills to domestic consuming industries, exclusive of producers' interchange, totalled 3 million tons in 1951, an increase of over 400 thousand tons or 17 per cent above total shipments in 1950. The "building construction" industry absorbed 384 thousand tons or 13 per cent of total shipments in 1951 as compared with 358 thousand tons or 14 per cent of the total in 1950. "Building construction" received 7 per cent more steel in 1951 than in 1950.

All of the remaining 7 steel consuming categories received increased shipments in 1951. The "miscellaneous group" registered the largest gain with receipts of 820 thousand tons, an increase of 32 per cent from 1950. The automotive industries obtained 250 thousand tons in 1951, an increase of 25 per cent from 1950, followed by the merchant trade products and container groups with an increase of 15 per cent to 413 thousand and 301 thousand tons respectively. The railway and railway car shops received 556 thousand tons in 1951, a gain of 11 per cent from 1950 and wholesalers and warehouses were shipped 326 thousand tons in 1951, an increase of 4 per cent from 1950.

Production, Sales and Stocks of Iron and Steel Building Materials

Output of six iron and steel building products showed a general increase in 1951. Cast-iron pressure pipe registered the largest increase of 49 per cent, reaching 130,000 tons in 1951, followed by structural steel with an increase of 36 per cent to 215,000 tons for the year. Galvanized sheet production advanced 14 per cent to 112,600 tons and steel pipe gained 7 per cent to 163,000 tons. Wire nails and spikes were up 6 per cent to 90,300 tons, and output of cast-iron soil pipe at 53,400 tons was at the same level as in 1950.

In 1951, sales from the producer level of wire nails and spikes were slightly above the 1950 total and sales of cast-iron soil pipe and steel pipe declined. Sales of wire nails and spikes at 88,300 tons were up 4 per cent for the year. Sales of cast-iron soil pipe fell in the late months of 1951 and total sales for the year at 44,500 tons were 10 per cent below the 1950 figure. Steel pipe sales dropped 20 per cent to 167,300 tons during 1951, a level which approximated production during the period.

Stocks at the producer level of steel pipe and fittings at the end of December, 1951 totalled 11,500 tons, about half the inventory on hand at the end of December, 1950. Cast-iron soil pipe stocks held to the same level at December, 1951 as a year earlier, amounting to 4,800 tons at year-end 1951, as compared to 4,600 tons at year-end 1950. Stocks of wire nails and spikes increased during the last quarter of 1951 and stood at 14,900 tons in December, 1951 as compared with 9,400 tons a year earlier.

Imports and Exports of Iron and Steel Building Materials

Reflecting a difficult situation in domestic supplies, imports of structural steel especially in the larger sizes registered a substantial increase in 1951. Galvanized sheet imports were higher than a year earlier and imports of wire nails and spikes rose notably in 1951. Imports of skelp declined 10 per cent to 147,300 tons from 167,100 tons in 1950.

Structural steel imports, inclusive of all sizes doubled to 328,700 tons and galvanized sheet imports rose 10 per cent to 7,800 tons in 1951. Wire nails imports

increased three times to 10,100 tons equal to 11 per cent of domestic production in 1951.

Domestic requirements held exports of iron and steel building products to a low level in 1951. Steel pipe exports at 1,700 tons was less than one-third of exports in 1950 and shipments abroad of cast-iron soil pipe totalled 940 tons, 31 per cent less than in 1950. Exports of structural steel and wire nails remained at comparatively small quantities.

SECTION 6.—BUILDING LABOUR

(See Tables 58-68)

The number employed in the construction industry during the week of November 3, 1951 according to the Labour Force Survey of the Dominion Bureau of Statistics, totalled 367 thousand, the same number as was employed one year earlier, but more men were working in the non-housing fields as compared with the situation one year earlier. The number of building tradesmen engaged in housing at the beginning of November, 1951 declined as dwellings under construction in November, 1951 were 13,000 lower than in November, 1950.

Throughout 1951, the construction industry employed an average of about 355 thousand persons, an increase of 5 per cent over the average of 338 thousand for 1950. During the year some shift of construction workers into larger building projects took place. Firms with 15 or more employees reported an average monthly employment of 134 thousand persons during 1951, an increase of 10 per cent from the monthly average of 122 thousand in 1950.

Average weekly earnings of tradesmen in building firms of 15 or more employees during 1951 increased 12 per cent to \$50.27 from the average for 1950. The average number of hours worked per week by these tradesmen was 39.6 hours, the same level as in 1950.

Labour income of construction workers rose 19 per cent from \$612 million in 1950 to \$727 million in 1951. Total labour income in Canada during the same periods rose 17 per cent from \$8.3 billion to \$9.6 billion.

The Labour Market

The number of persons without jobs and seeking work in the construction industry averaged 22,000 workers during 1951. This compares with an average of 36,000 workers seeking employment during 1950.

In the building industry sector of the construction industry an uneven distribution in employment opportunities appeared during the latter months of 1951. Although firms with 15 or more employees engaged an average of 150 thousand persons in the fourth quarter, 1951, an increase of 10 per cent from the corresponding average for 1950, registrations of unplaced tradesmen at National Employment Service offices also increased during the last quarter of 1951 from the last quarter of 1950. Registrations of unplaced building tradesmen averaged 28,300 in the fourth quarter, 1951, or 26 per cent above the average for the same period in 1950. Unfilled vacancies for building tradesmen, representing the demand side of the building labour market, averaged 2,100 during the fourth quarter, 1951, the same level as the comparable average for 1950.

The number of construction workers applying for unemployment insurance benefits and establishing benefit years were slightly lower during the first nine

months of 1951 as compared with the first nine months of 1950. During the fourth quarter, 1951 the number of construction workers applying for unemployment insurance benefits averaged 8,100 per month, or 60 per cent more than the monthly average for the fourth quarter, 1950.

Supply of Construction Workers

Of two sources of new tradesmen for the construction industry, immigration and apprenticeship training under the Federal-provincial training scheme, immigration provided the larger number in 1951 for the first time in the post-war period. Immigration of skilled construction workers totalled 9,600 during 1951, over 5 times the number entering Canada in 1950. Carpenters comprised the largest group in 1951, numbering 3,100, followed by 2,400 electricians, 1,900 bricklayers and masons and 1,000 painters. Plumbers, sheet metal workers and plasterers entered in smaller numbers.

Emigration of skilled construction workers totalled 740 during 1951, the same level as in 1950.

Apprenticeship trainees in construction trades under the Federal-provincial training scheme at December, 1951 numbered 5,500, a slight increase of 200 from December, 1950.

Strikes in the Building and Building Material Industries

Work stoppage through strikes in the building industry was higher in 1951 than in any year since 1939. Working days lost totalled 63,600 in 1951, over double the number lost in 1950 and over 50 per cent more than during 1947, the previous peak year since 1939. In the building material industries 31,300 man-working days were lost, 50 per cent below the number of days lost in 1950. In all industries in Canada working days lost through strikes in 1951 declined 37 per cent to 872,000 days from the total in 1950.

Employment and Earnings in the Building Material Industries

Employment in building material firms employing 15 or more employees averaged 121,500 a month in 1951 as compared with 114,400 in 1950.

Average weekly earnings of employees in these larger building material firms increased 17 per cent from \$48.50 in December, 1950 to \$56.58 in December, 1951.

Non-Seasonal Layoffs in the Building Material Industries

Sustained by a high level of construction operations in 1951, employment was less affected by non-seasonal layoffs in 1951 than in 1950. Although non-seasonal layoffs took place in 58 building material firms in 1951, 1 more than in 1950, the number of employees released declined 16 per cent to 2,800 for the year.

Indicating the continued high demand for building materials, the number of employees laid off by reason of "lack of orders" decreased 51 per cent from 1,300 in 1950 to 700 in 1951. As in 1950 most of these layoffs occurred in west coast shingle mills mainly as the result of the softening in the American and domestic markets. In the early fall, the impact of the drop in housing starts in 1951 was felt in firms producing sanitary ware as some workers were released from these establishments, and in January, 1952 some heating and plumbing equipment firms were forced to temporarily release a number of employees owing to lack of orders.

The number of employees laid off by reason of "lack of materials" decreased from 800 in 1950 to 750 in 1951. These layoffs were caused for the most part by shortages in primary products in the form of logs for sawmills and steel for processors of structural steel forms. Layoffs caused by other factors decreased by 33 per cent from 1,200 in 1950 to 800 in 1951. Most of these layoffs were associated with shutdowns of sawmills owing to high operating costs.

Capital Expenditures in the Building Material Industries

One of the factors contributing to generally high levels of employment and income in the post-war years has been the large volume of investment in plant and equipment. During 1950 and 1951, in response to an accelerated expansion in construction operations in defence supporting industrial plant and resource development, building material industries further expanded productive capacities. Revised data for 1950 on capital expenditures for replacement and extension of plant and machinery in building material industries show an increase of 5 per cent from \$38.8 million in 1949 to \$40.8 million in 1950.

Preliminary data for 1951 on total capital outlay by building material industries indicate an increase of 45 per cent from \$40.8 million in 1950 to \$59.3 million in 1951. Of this amount \$39.9 million was invested in machinery and equipment, 35 per cent more than in 1950, and \$19.4 million was expended on the construction of plant, 72 per cent above the \$11.3 million expended in 1950.

Reflecting increased requirements for steel in heavy construction the iron and steel products industry invested \$9.8 million on plant and machinery in 1951, more than four times its outlay in 1950. Similarly the cement and cement products industry doubled its investment from \$6.4 million in 1950 to \$14.2 million in 1951. Paint and paint materials, electrical equipment and plumbing and heating equipment industries also doubled their capital investments in 1951 from those in 1950. The lath, plaster, roofing and insulation materials industry expended \$2.7 million in 1951 an increase of 31 per cent from 1950. A decline in capital expenditures of 3 per cent occurred in the sawn lumber and hardwood flooring industry which invested \$21.5 million in 1951, and of 40 per cent in the clay products industry which expended \$1.5 million in 1951.

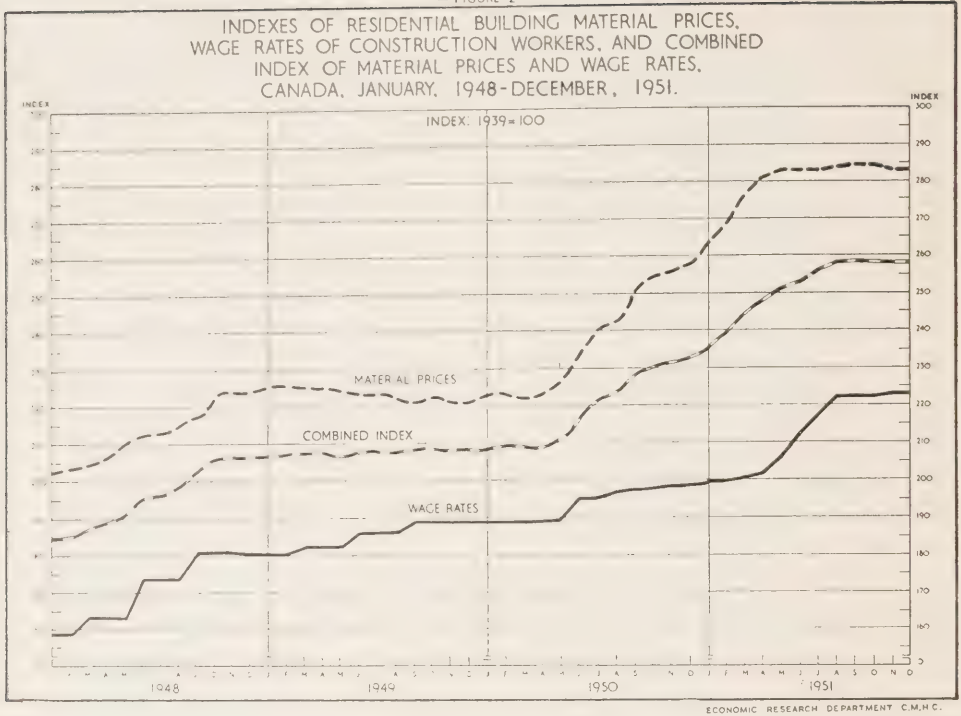
SECTION 7.—BUILDING COSTS

(See Tables 69-72)

House-building costs, after rising steadily from the first quarter of 1950 to the second quarter of 1951, in line with accelerated demands for construction resources by defence and defence supporting construction projects, levelled off during the second half of 1951 with this trend continuing early in 1952.

At the end of December, 1951 the combined index of wholesale prices of residential building materials and wage rates in construction trades stood at 258 (1939=100), the same level as at July, 1951 and 11 per cent above the index at the end of December, 1950. The rise reflects an increase of 12 per cent in construction wage rates and 10 per cent in material prices during the year. The monthly average of the combined index for 1951 was 15 per cent higher than the corresponding average for 1950.

— FIGURE 2—



Residential Building Material Prices

The index of wholesale prices of *residential* building materials rose to a peak level during the second quarter of 1951, and remained stable for the remainder of the year as supply of most materials was brought more closely into balance with current increased demand. In December, 1951 the index at 283 represented an increase of 10 per cent from December, 1950. The monthly average of the residential building material wholesale price index for 1951 was 18 per cent higher than the average for 1950.

The lumber products group index, representing the largest single materials cost group in house construction, averaged 405 points in 1951 or 22 per cent above the average in 1950. In the latter months of 1951 there was some softening in regional prices of cedar siding, birch and oak. More generally, prices of fir, hemlock, cedar and white pine, which constitute the principal export timbers, remained strong as the American and United Kingdom markets absorbed a near-record volume of sawn lumber in 1951 (see p. 25).

Except for the roofing materials group index which fell to 211 in December, 1951 from 226 in December, 1950 owing to a drop in cedar shingle prices, the price movement of other building material groups continued upward during 1951. Prices of plumbing and heating equipment, electrical equipment and fixtures, paint and glass and "other materials" advanced 15 per cent to a monthly average of 204 for each of the groups in 1951. Brick, tile and stone followed with a rise of 10 per cent to a monthly average of 186 and a lesser increase of 7 per cent was recorded for cement, gravel and sand at 150 and lath, plaster and insulation materials at 127.

Wage Rates in the Construction Trades

Reflecting a generally high level of activity in industrial plants employing skilled tradesmen as well as a large construction program, wage rates of construction workers were bid up during 1951. The index of hourly wage rates of all construction workers (including holiday pay allowances) reached 223 at the end of December, 1951 or 12 per cent above the index at the end of December, 1950. The monthly average of the wages index for 1951 was 9 per cent higher than the average for 1950.

Rent and the Cost-of-Living

With a controlled relaxation of rentals taking place in Ontario during August following the termination of the rent freeze in that province, together with a general upward adjustment in other provinces, the November survey of rents revealed a slight rise in the rent index. By November, 1951 the rent index stood at 140 (1939=100), or 6 per cent above the index for November, 1950. The monthly average of the index for 1951 was 5 per cent above that for 1950.

The rate of increase of the cost-of-living index fell off to fractional monthly gains during the last six months of 1951 from monthly increases of over 2 points during the first six months of 1951. By December, 1951 the index reached 188 (1939=100), or 12 per cent above the index at December, 1950. The monthly average of the index for 1951 was 11 per cent higher than the average for 1950.

Rent Control Provisions

Ontario. The Leasehold Regulations Act, 1951, proclaimed April 13, 1951 adopted the Wartime Leasehold Regulations of the Federal Government. Under authority of the Act, rentals on all self-contained dwellings and shared accommodation in effect April 17, 1951 were frozen until August 1, 1951 regardless of any change in tenancy. On July 26, 1951 regulations made under the Leasehold Regulations Act, 1951 amended and revoked selected sections of the Wartime Leasehold Regulations and on February 25, 1952 the Act was consolidated as the *Rentals Regulations, Ontario*.

Under the Regulations dwellings constructed since January 1, 1947 continue under decontrolled rentals.

In respect to dwellings decontrolled under the Wartime Leasehold Regulations between the period November 1, 1948 and April 17, 1951 where there was no lease in effect on August 1, 1951, the landlord had two alternatives, one of which was obligatory: (1) come to terms with the tenant on the basis of a two-year lease, details of which were to be filed with the Ontario Rentals Administration or (2) in the absence of an agreement for a two-year lease, file an application for a rental fixation.

In respect to dwellings under rent control at April 17, 1951 when rents were frozen in Ontario and where there was no lease in effect on August 1, 1951, the landlord had three alternatives: (1) Continue on a month to month basis at the present rent, (2) offer the tenant a two-year lease at a mutually agreed rental, details of which are to be filed with the Rentals Administration, and (3) in the absence of an agreement for a two-year lease, apply for an increase in rent to the Rental Administration.

All leases in effect as of August 1, 1951 remained in effect until the date of expiry except in the case of a lease for two or more years expiring before October 1, 1951. Such leases remained in effect until October 1, 1951.

When leases expire after August 1, 1951 on dwellings decontrolled between the period November 1, 1948 and April 17, 1951 the landlord must (1) come to terms with the tenant on the basis of a two-year lease, details of which are to be filed with the Ontario Rentals Administration or (2) in the absence of an agreement for a two-year lease, file an application for a rental fixation.

When leases expire after August 1, 1951 on dwellings under control at April 17, 1951 the landlord has three alternatives: (1) allow the tenancy to revert to a month to month basis at the present rent, (2) offer the tenant a two-year lease at a mutually agreed rental, details of which are to be filed with the Rentals Administration, and (3) in the absence of an agreement for a two-year lease, apply for an increase in rent to the Rental Administration.

In the case of a new tenant taking possession of a self-contained dwelling at any time since August 20, 1951 the landlord and tenant may agree on a maximum rental. Once the tenant is in possession the landlord may offer the tenant a two-year lease at the mutually agreed rental. Should the tenant reject the offer of a two-year lease the landlord must apply for a rental fixation.

With respect to notices to vacate on self-contained dwellings, effective April 22, 1952 the owner of accommodations prior to April 1, 1952 may give a tenant of such accommodation a six-months notice to vacate on a form provided by the Ontario Rentals Administration. The landlord of such self-contained dwellings may recover possession for himself and family and specified relatives for a term not less than one year.

With respect to self-contained dwellings acquired since April 1, 1952 the landlord may file with the Ontario Rentals Administration an application in order to obtain possession. The application will be heard before a Rental Board.

In the case of a lodging the landlord may recover possession of the accommodation by giving a written six-months notice to vacate.

Under certain conditions the Lieutenant-Governor in Council may exempt a city, town, village or township from these regulations. The effective date of the exemption will be six months from the date of the Order-in-Council unless by resolution the council of the municipality declares that these regulations will continue to apply.

Quebec. Leases on rental dwellings which were extended to April 30, 1952 by a rental administrator or by mutual agreement between landlord and tenant, are automatically extended to May 1, 1953 if no objection is raised by the landlord.⁽¹⁾ Landlords who object to an automatic extension must notify their tenants to this effect and the tenant is allowed until April 16, 1952⁽²⁾ to apply to a rental administrator for extension. Tenants who disapprove the terms of an extended or renewed lease may apply to a rental administrator for a modification of terms prior to April 1, 1952, after notifying the landlord of the application. Tenants who plan to leave their apartments at the time of lease expiration on or after April 30, 1952 are obliged to give a written notice to the landlord prior to April 1, 1952. Tenants whose lease is for 9 months or more and on which there has been no extension or renewal are obliged to apply for an extension 15 days prior to the date of expiration. Applications for extension are to be made 8 days before the expiry of a lease when leases are less than 9 months and 3 days in advance when leases are signed for one month or less.

(1) Order-in-Council No. 157, dated March 6, 1952.

(2) Order-in-Council No. 315, dated March 27, 1952.

New Brunswick. Bill No. 67,⁽¹⁾ an "Act to Amend the Municipal Rent Control Act,"⁽²⁾ extends the Act from April 30, 1952 to April 30, 1953.

Nova Scotia. Bill No. 100,⁽³⁾ an "Act to Amend Chapter 10 of the Acts of 1951, The Housing and Rentals Act"⁽⁴⁾ extends the Act and any by-law made under it from April 30, 1952 to April 30, 1953.

SECTION 8.—BUILDING INDUSTRY

(See Tables 73-74)

The total number of business failures increased during 1951 but declined in the construction industry and in building material industries from the level of 1950.

Failures in the construction industry in 1951 numbered 138, averaging \$19,500 in defaulted liabilities for each firm. This compares with 148 failures of construction firms in 1950 having an average of \$19,500 in defaulted liabilities. In building material industries 28 failures occurred in 1951 having an average of \$98,800 in defaulted liabilities as compared with 40 failures in 1950 with an average of \$33,200 in defaulted liabilities per firm.

Failures in all industries during 1951 increased 6 per cent from 1,275 in 1950 to 1,356 in 1951. The average of defaulted liabilities per firm amounted to \$18,000 in 1951 as compared with \$25,200 per firm in 1950.

Common Stock Prices

Market values of common shares of sixteen building material companies were substantially higher in 1951 than in 1950, reflecting in part the favourable situation of a number of firms in the light of the continuing increase in the construction program. The index of stock prices of common shares of these companies averaged 277 for 1951, 47 per cent above the comparable average for 1950. The index of stock prices of common shares of eighty-two industrial companies in a variety of industries averaged 189 in 1951, an increase of 35 per cent from the average for 1950.



(1) 4th Session 41st Legislative Assembly, New Brunswick, 1 Elizabeth II, 1952.

(2) For a brief summary of "The Municipal Rent Control Act," see *Housing in Canada*, Second Quarter, 1951, p. 25.

(3) House of Assembly, Nova Scotia Session 1952.

(4) For a brief summary of "The Housing and Rentals Act" see *Housing in Canada*, Second Quarter, 1951, p. 25.

PART II
TABULAR MATERIAL*

*Sources of tables shown in Part II together with explanatory notes will be shown in Part III.

SECTION 1
POPULATION TRENDS

TABLE 1.— NET FAMILY FORMATION, CANADA, 1939 — 1951.
(In Thousands)

Period	Marriages	Deaths to Married Persons	Divorces ⁽¹⁾	Net Migration of Married Females	Net Family Formation ⁽²⁾
1939	103.7	45.3	2.1	— 1.3	55.0
1940	123.3	46.6	2.4	— 2.5	71.8
1941	121.8	47.7	2.5	— 1.1	70.6
1942	127.4	47.8	3.1	— .9	75.6
1943	110.9	49.4	3.3	— .3	58.0
1944	101.5	49.2	3.8	+ 1.6	50.1
1945	108.0	48.6	5.1	+ 5.0	59.3
1946	134.1	48.6	7.7	+29.7	107.5
1947	127.3	49.9	8.2	+ 6.2	75.4
1948	123.3	51.5	6.9	+18.0	83.0
1949	123.9	53.0	5.9	+12.1	77.1
1950					
1st Quarter	14.9	13.1	—	+ 1.8	2.3
2nd Quarter	33.6	14.2	—	+ 2.6	20.7
3rd Quarter	44.8	12.4	—	+ .8	31.9
4th Quarter	31.4	13.1	—	+ 1.6	18.6
Total, 1950	124.7	52.8	5.2	+ 6.8	73.5
1951					
1st Quarter	17.0	13.8	—	+ 3.5	5.4
2nd Quarter	32.0	14.3	—	+ 8.1	24.5
3rd Quarter	45.0	12.1	—	+ 6.5	38.1
4th Quarter	34.1	13.9	—	+ 9.6 ⁽³⁾	28.5 ⁽³⁾
Total, 1951	128.1	54.1	—	+27.7	96.5

(1) Quarterly data not available.

(2) Quarterly estimates include an allowance for divorces.

(3) Estimated.

TABLE 2.—NUMBER OF BIRTHS, DEATHS, MARRIAGES, DIVORCES AND TOTAL POPULATION,
CANADA, ⁽¹⁾ 1939 — 1951.

Period	Births	Deaths	Marriages	Divorces ⁽²⁾	Population ⁽³⁾ (000)
1939.....	229,468	108,951	103,658	2,068	11,250
1940.....	244,316	110,927	123,318	2,369	11,364
1941.....	255,317	114,639	121,842	2,461	11,490
1942.....	272,313	112,978	127,372	3,089	11,637
1943.....	283,580	118,635	110,937	3,263	11,778
1944.....	284,220	116,052	101,496	3,788	11,929
1945.....	288,730	113,414	108,031	5,076	12,055
1946.....	330,732	114,931	134,088	7,683	12,268
1947.....	359,094	117,725	127,311	8,199	12,527
1948.....	347,307	119,384	123,314	6,881	12,799
1949.....	366,139	124,047	123,877	5,934	13,423
1950					
January.....	29,707	11,510	4,881	—	13,688
February.....	27,389	10,028	6,008	—	
March.....	31,586	11,403	4,044	—	
1st Quarter.....	88,682	32,941	14,933	—	
April.....	30,927	10,466	8,480	—	
May.....	32,979	11,046	9,213	—	
June.....	32,828	10,173	15,856	—	13,688
2nd Quarter.....	96,734	31,685	33,549	—	
July.....	33,557	9,884	15,936	—	
August.....	31,713	9,361	12,383	—	
September.....	31,652	9,387	16,524	—	
3rd Quarter.....	96,922	28,632	44,843	—	
October.....	30,427	10,014	13,558	—	13,688
November.....	28,454	9,861	9,241	—	
December.....	29,359	10,516	8,609	—	
4th Quarter.....	88,240	30,391	31,408	—	
Total, 1950.....	370,578	123,649	124,733	5,208	—
1951 ⁽⁴⁾					
January.....	29,210	10,662	6,176	—	13,984 ⁽⁶⁾
February.....	27,672	11,214	5,468	—	
March.....	31,385	12,482	5,394	—	
1st Quarter.....	88,267	34,358	17,038	—	
April.....	32,707	11,619	7,775	—	
May.....	33,088	10,440	9,924	—	
June.....	34,740	9,238	14,317 ⁽⁵⁾	—	13,984 ⁽⁶⁾
2nd Quarter.....	100,535	31,297	32,016 ⁽⁵⁾	—	
July.....	32,490	9,104	16,756	—	
August.....	33,745	10,155	13,992	—	
September.....	29,520	8,686	14,254	—	
3rd Quarter.....	95,755	27,945	45,002	—	
October.....	34,618	10,395	14,184	—	13,984 ⁽⁶⁾
November.....	30,346	10,677	10,958	—	
December.....	29,891	11,329	8,925	—	
4th Quarter.....	94,855	32,401	34,067	—	
Total, 1951.....	379,412	126,001	128,123	— ⁽⁷⁾	—

(1) Excluding Yukon and Northwest Territories throughout and Newfoundland for the period 1939-1948.

(2) Monthly data not available.

(3) Data for the period 1942-1950 represent revised intercensal figures calculated on the basis of the 1951 census.

(4) Preliminary.

(5) Revised.

(6) 1951 census.

(7) Not yet available.

TABLE 3.—BIRTH, DEATH, MARRIAGE AND DIVORCE RATES, CANADA,
1939 — 1951.
(Per Thousand of Population)

Year	Birth Rate	Death Rate	Marriage Rate	Divorce Rate
1939	20.4	9.7	9.2	.02
1940	21.5	9.8	10.9	.02
1941	22.2	10.0	10.6	.02
1942	23.4	9.7	10.9	.03
1943	24.1 ⁽¹⁾	10.1	9.4	.03
1944	23.8	9.7	8.5	.03
1945	24.0 ⁽¹⁾	9.4	9.0	.04
1946	27.0 ⁽¹⁾	9.4	10.9	.06
1947	28.7 ⁽¹⁾	9.4	10.2	.07
1948	27.1 ⁽¹⁾	9.3	9.6	.05
1949	27.3 ⁽¹⁾	9.2	9.2	.04 ⁽¹⁾
1950 ⁽²⁾	27.1 ⁽¹⁾	9.0	9.1	.04
1951 ⁽²⁾	27.1	9.0	9.2	— ⁽³⁾

(1) Revised on the basis of recalculated intercensal population data (see Table 2).

(2) Preliminary.

(3) Not yet available.

TABLE 4.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1939 — 1951.

Period	Males			Females			18 Years and Over			Under 18 Years			Total
	Married	Single	Sub-total	Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total	
1939	2,986	4,695	7,681	4,346	4,967	9,313	4,866	6,820	11,686	2,815	2,493	5,308	16,994
1940	2,019	3,352	5,371	2,786	3,167	5,953	3,939	4,517	8,456	1,432	1,436	2,868	11,324
1941	1,580	3,211	4,791	2,011	2,527	4,538	3,851	3,489	7,340	940	1,049	1,989	9,329
1942	1,187	2,021	3,208	2,341	2,841	4,368	2,280	3,429	5,709	928	939	1,867	7,576
1943	1,284	2,006	3,290	2,468	2,746	5,214	2,113	4,064	6,177	1,177	1,150	2,327	8,504
1944	1,513	2,981	4,494	4,590	3,717	8,307	2,391	6,253	8,644	2,103	2,054	4,157	12,801
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,259	11,620	15,879	3,442	3,401	6,843	22,722
1946	6,694	13,799	20,493	36,457	14,779	51,236	9,934	40,818	50,752	10,559	10,408	20,967	71,719
1947	13,799	19,636	33,435	13,162	17,530	30,692	27,281	24,787	52,068	6,154	5,905	12,059	64,127
1948	25,843	41,247	67,090	24,676	33,638	58,324	52,986	45,191	98,177	14,104	13,133	27,237	125,414
1949	22,271	28,862	51,133	20,406	23,653	44,059	39,415	33,266	72,681	11,718	10,793	22,511	95,192
1950	16,026	24,943	40,969	15,221	17,690	32,911	30,684	24,163	54,847	10,285	8,718	19,003	73,880
1951													
January	1,302	1,935	3,237	1,179	1,221	2,400	2,546	1,792	4,338	691	608	1,299	5,637
February	1,926	2,999	4,925	1,712	1,781	3,493	3,798	2,554	6,352	1,127	939	2,066	8,418
March	2,971	4,267	7,238	2,265	2,355	4,620	5,555	3,252	8,807	1,683	1,368	3,051	11,858
1st Quarter	6,199	9,201	15,400	5,156	5,357	10,513	11,899	7,598	19,497	3,501	2,915	6,416	25,913
April	3,510	5,096	8,606	2,765	2,816	5,581	6,678	3,915	10,593	1,928	1,666	3,594	14,187
May	4,840	7,341	12,181	3,963	4,106	8,069	9,253	5,522	14,775	2,928	2,547	5,475	20,250
June	4,737	7,396	12,133	3,614	3,678	7,292	9,634	5,147	14,781	2,499	2,145	4,644	19,425
2nd Quarter	13,087	19,833	32,920	10,342	10,600	20,942	25,565	14,584	40,149	7,355	6,358	13,713	53,862
July	4,934	7,299	12,233	3,721	3,678	7,399	9,757	5,189	14,946	2,476	2,210	4,686	19,632
August	4,584	6,576	11,160	3,128	2,946	6,074	9,038	4,343	13,381	2,122	1,731	3,853	17,234
September	3,452	4,900	8,352	2,368	2,503	4,871	6,952	3,589	10,541	1,400	1,282	2,682	13,223
3rd Quarter	12,970	18,775	31,745	9,217	9,127	18,344	25,747	13,121	38,868	5,998	5,223	11,221	50,089
October	5,564	8,510	14,074	4,287	4,226	8,513	11,432	6,161	17,593	2,642	2,352	4,994	22,587
November	5,651	8,535	14,186	4,196	3,855	8,051	11,721	5,983	17,704	2,465	2,068	4,533	22,237
December	4,574	7,243	11,817	3,826	4,031	7,857	9,432	5,787	15,219	2,385	2,070	4,455	19,674
4th Quarter	15,789	24,288	40,077	12,309	12,112	24,421	32,585	17,931	50,516	7,492	6,490	13,982	64,498
Total, 1951	48,045	72,097	120,142	37,024	37,196	74,220	95,796	53,234	149,030	24,346	20,986	45,332	194,362

TABLE 5—NUMBER OF EMIGRANTS⁽¹⁾ FROM CANADA, BY SEX,
MARITAL STATUS AND AGE GROUP,
1939 — 1951.

Period	Total	Married Females ⁽²⁾	Children under 18 Years ⁽²⁾
1939.....	15,200	—	—
1940.....	15,800	—	—
1941.....	15,500	—	—
1942.....	14,300	—	—
1943.....	13,900	—	—
1944.....	14,900	—	—
1945.....	22,500	—	—
1946.....	33,900	—	—
1947.....	35,000	—	—
1948.....	34,800	6,700	6,200
1949.....	34,100	8,300	7,100
1950 ⁽³⁾			
1st Quarter.....	6,100 ⁽⁴⁾	1,600	1,300
2nd Quarter.....	8,200	2,000	2,000
3rd Quarter.....	9,900	2,500	2,000
4th Quarter.....	9,300	2,300	2,000
Total, 1950	33,500	8,400	7,300
1951 ⁽³⁾			
1st Quarter.....	6,300	1,700	1,600
2nd Quarter.....	8,300	2,200	2,400
3rd Quarter.....	11,000 ⁽⁴⁾	2,700	2,900
4th Quarter.....	9,600	2,700	2,700
Total, 1951	35,200	9,300	9,600

(1) Estimated.

(2) Not available prior to 1948.

(3) Preliminary.

(4) Revised.

TABLE 6.—NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY,
1939 — 1951.

Period	United Kingdom		United States		Other Countries		Total	
	Immi- gration	Emigra- tion ⁽¹⁾	Immi- gration	Emigra- tion	Immi- gration	Emigra- tion ⁽¹⁾	Immi- gration	Emigra- tion
1939.....	3,600	—	5,600	10,700	7,800	—	17,000	15,200
1940.....	3,000	—	7,100	11,000	1,200	—	11,300	15,800
1941.....	2,300	—	6,600	10,900	400	—	9,300	15,500
1942.....	2,300	—	5,100	10,000	200	—	7,600	14,300
1943.....	3,800	—	4,400	9,700	300	—	8,500	13,900
1944.....	7,700	—	4,500	10,500	600	—	12,800	14,900
1945.....	14,600	5,100	6,400	15,800	1,700	1,600	22,700	22,500
1946.....	51,400	9,100	11,500	22,000	8,800	2,800	71,700	33,900
1947.....	38,800	7,900	9,400	24,100	15,900	3,000	64,100	35,000
1948.....	46,000	7,200	7,400	24,600	72,000	3,000	125,400	34,800
1949.....	22,200	7,600	7,600	23,400	65,300	3,100	95,100	34,100
1950								
1st Quarter.....	2,300	900	1,300	4,600	10,900	600	14,500	6,100
2nd Quarter.....	4,500	1,600	1,800	6,000	16,500	600	22,800	8,200
3rd Quarter.....	3,000	2,500	2,600	6,600	11,300	800	16,900	9,900
4th Quarter.....	3,600	2,000	1,900	6,500	14,100	800	19,600	9,300
Total, 1950.....	13,400	7,000	7,600	23,700	52,800	2,800	73,800	33,500
1951								
1st Quarter.....	4,300	800	1,600	5,000 ⁽²⁾	20,000	500	25,900	6,300
2nd Quarter.....	9,800	900	2,100	6,800	42,000	600	53,900	8,300
3rd Quarter.....	7,800	2,100 ⁽²⁾	2,300	8,300	40,000	600 ⁽²⁾	50,100	11,000 ⁽²⁾
4th Quarter.....	9,200	900	1,700	8,100	53,600	600	64,500	9,600
Total, 1951.....	31,100	4,700	7,700	28,200	155,600	2,300	194,400	35,200

(1) Not available prior to 1945.

(2) Revised.

SECTION 2 HOUSE-BUILDING ACTIVITY

TABLE 7.—NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA⁽¹⁾, 1945 — JANUARY, 1952

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽²⁾
<i>Dwellings in New Structures and Conversions⁽³⁾</i>			
1945	— ⁽⁴⁾	48,470	— ⁽⁴⁾
1946	— ⁽⁴⁾	67,194	— ⁽⁴⁾
1947	81,276	79,231	— ⁽⁴⁾
1948	95,340	81,243	— ⁽⁴⁾
1949	93,931	91,655	— ⁽⁴⁾
1950	95,270	91,754	— ⁽⁴⁾
1951	72,079	84,810	
<i>Dwellings in New Structures</i>			
1945	— ⁽⁴⁾	42,488	— ⁽⁴⁾
1946	— ⁽⁴⁾	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949	90,509	88,233	59,503
1950			
1st Quarter	9,015	17,873	50,161
2nd Quarter	33,134	18,095	63,634
3rd Quarter	29,796	23,463	69,957
4th Quarter	20,586	29,584	59,443
Total, 1950	92,531	89,015	—
1951			
January	2,771	6,950	55,261
February	2,966	6,712	51,534
March	4,064	5,859	49,294
1st Quarter	9,801	19,521	—
April	7,451	5,688	51,090
May	11,699	6,876	55,903
June	9,514	6,609	58,615
2nd Quarter	28,664	19,173	—
July	6,123	4,926	59,766
August	7,461	7,183	59,867
September	5,538	7,002	58,382
3rd Quarter	19,122	19,111	—
October	4,977	8,164	55,180
November	3,798	8,842	50,449
December	2,217	6,499	47,488
4th Quarter	10,992	23,505	—
Total, 1951	68,579	81,310	—
1952			
January	1,705	5,017	44,161

(1) Excluding Yukon and Northwest Territories for the period 1945-1951 and Newfoundland for the period 1945-48.
(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 124).
(3) Estimated.
(4) Not available.

TABLE 8.—NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS,
CANADA, 1947 — MARCH, 1952.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	45,824	13,586	59,410	12,628	2,225	14,853	72,038
1948	57,671	12,026	69,697	15,687	4,810	20,497	85,384
1949	58,370	9,743	68,113	17,565	4,831	22,396	85,678
1950							
January	1,958	0	1,958	161	33	194	2,119
February	2,290	41	2,331	363	0	363	2,694
March	3,655	214	3,869	245	55	300	4,114
1st Quarter	7,903	255	8,158	769	88	857	8,927
April	6,157	448	6,605	681	136	817	7,286
May	9,319	1,112	10,431	2,551	665	3,216	12,982
June	8,715	1,107	9,822	1,643	600	2,243	11,465
2nd Quarter	24,191	2,667	26,858	4,875	1,401	6,276	31,733
July	7,183	1,109	8,292	1,347	606	1,953	9,639
August	6,227	998	7,225	1,337	744	2,081	8,562
September	7,581	745	8,326	1,583	336	1,919	9,909
3rd Quarter	20,991	2,852	23,843	4,267	1,686	5,953	28,110
October	7,219	884	8,103	1,180	490	1,670	9,283
November	4,892	505	5,397	952	330	1,282	6,349
December	3,403	129	3,532	575	27	602	4,107
4th Quarter	15,514	1,518	17,032	2,707	847	3,554	19,739
Total, 1950	68,599	7,292	75,891	12,618	4,022	16,640	88,509
1951							
January	2,337	112	2,449	322	0	322	2,771
February	2,406	0	2,406	532	28	560	2,938
March	3,298	279	3,577	415	72	487	3,992
1st Quarter	8,041	391	8,432	1,269	100	1,369	9,701
April	5,889	213	6,102	1,132	217	1,349	7,234
May	7,513	1,313	8,826	2,141	732	2,873	10,967
June	6,386	562	6,948	1,599	967	2,566	8,547
2nd Quarter	19,788	2,088	21,876	4,872	1,916	6,788	26,748
July	4,174	896	5,070	824	229	1,053	5,894
August	3,916	374	4,290	2,324	847	3,171	6,614
September	3,698	973	4,671	537	330	867	5,208
3rd Quarter	11,788	2,243	14,031	3,685	1,406	5,091	17,716
October	3,564	229	3,793	891	293	1,184	4,684
November	2,624	196	2,820	673	305	978	3,493
December	1,569	385	1,954	182	81	263	2,136
4th Quarter	7,757	810	8,567	1,746	679	2,425	10,313
Total, 1951	47,374	5,532	52,906	11,572	4,101	15,673	64,478
1952							
January	1,329	166	1,511	122	72	194	1,633
February	1,742 ⁽²⁾	— ⁽¹⁾	— ⁽¹⁾	— ⁽¹⁾	— ⁽¹⁾	— ⁽¹⁾	— ⁽¹⁾
March	3,411 ⁽²⁾	— ⁽¹⁾	— ⁽¹⁾	— ⁽¹⁾	— ⁽¹⁾	— ⁽¹⁾	— ⁽¹⁾

(1) Not yet available.

(2) Preliminary.

TABLE 9.— NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS,
CANADA, 1947 — JANUARY, 1952.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	44,452	7,304	51,756	16,091	4,371	20,462	67,847
1948	48,006	10,029	58,035	14,204	3,858	18,062	72,239
1949	60,262	8,611	68,873	14,133	5,227	19,360	83,006
1950							
January	4,541	991	5,532	760	188	948	6,292
February	3,442	443	3,885	832	98	930	4,717
March	5,278	459	5,737	733	108	841	6,470
1st Quarter	13,261	1,893	15,154	2,325	394	2,719	17,479
April	4,308	565	4,873	431	93	524	5,304
May	4,625	366	4,991	943	237	1,180	5,934
June	5,152	622	5,774	482	271	753	6,256
2nd Quarter	14,085	1,553	15,638	1,856	601	2,457	17,494
July	4,365	476	4,841	1,514	498	2,012	6,355
August	5,887	664	6,551	1,980	186	2,166	8,531
September	5,909	864	6,773	813	307	1,120	7,586
3rd Quarter	16,161	2,004	18,165	4,307	991	5,298	22,472
October	6,416	687	7,103	1,710	715	2,425	8,813
November	5,669	827	6,496	1,413	857	2,270	7,909
December	7,255	711	7,966	2,837	487	3,324	10,803
4th Quarter	19,340	2,225	21,565	5,960	2,059	8,019	27,525
Total, 1950	62,847	7,675	70,522	14,448	4,045	18,493	84,970
1951							
January	5,859	293	6,152	670	128	798	6,822
February	5,437	27	5,464	1,186	62	1,248	6,650
March	4,833	266	5,099	744	16	760	5,843
1st Quarter	16,129	586	16,715	2,600	206	2,806	19,315
April	4,806	292	5,098	541	49	590	5,639
May	5,169	111	5,280	1,248	348	1,596	6,528
June	5,157	234	5,391	1,077	141	1,218	6,468
2nd Quarter	15,132	637	15,769	2,866	538	3,404	18,635
July	3,842	300	4,142	635	149	784	4,777
August	4,881	401	5,282	1,219	682	1,901	6,501
September	4,810	198	5,008	1,415	579	1,994	6,423
3rd Quarter	13,533	899	14,432	3,269	1,410	4,679	17,701
October	6,173	401	6,574	1,182	408	1,590	7,756
November	5,846	787	6,633	1,401	808	2,209	8,034
December	4,354	910	5,264	936	299	1,235	6,200
4th Quarter	16,373	2,098	18,471	3,519	1,515	5,034	21,990
Total, 1951	61,167	4,220	65,387	12,254	3,669	15,923	77,641
1952							
January	3,894	366	4,260	619	138	757	4,879

TABLE 10.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,
BY TYPE OF UNIT, CANADA, 1947 — JANUARY, 1952.

Period	One Family	Two Family	Row Houses	Apart- ments	Other	Total
1947	58,778	5,310	608	3,694	3,828	72,218
1948	61,787	4,560	1,607	7,836	307	76,097
1949	68,966	7,309	485	11,050	423	88,233
1950						
January	4,903	792	6	779	0	6,480
February	3,521	502	0	792	0	4,815
March	4,578	582	0	1,365	53	6,578
1st Quarter	13,002	1,876	6	2,936	53	17,873
April	4,092	430	2	862	11	5,397
May	4,815	376	34	940	6	6,171
June	5,002	564	0	944	17	6,527
2nd Quarter	13,909	1,370	36	2,746	34	18,095
July	5,536	492	0	824	1	6,853
August	6,768	912	0	1,035	2	8,717
September	5,883	618	0	1,391	1	7,893
3rd Quarter	18,187	2,022	0	3,250	4	23,463
October	7,565	752	99	1,040	69	9,528
November	7,397	422	4	941	5	8,766
December	8,625	934	0	1,627	104	11,290
4th Quarter	23,587	2,108	103	3,608	178	29,584
Total, 1950	68,685	7,376	145	12,540	269	89,015
1951						
January	5,023	744	0	1,166	17	6,950
February	4,587	876	40	1,195	14	6,712
March	4,410	674	74	685	16	5,859
1st Quarter	14,020	2,294	114	3,046	47	19,521
April	4,064	572	82	953	17	5,688
May	5,103	662	76	1,021	14	6,876
June	5,260	538	50	703	58	6,609
2nd Quarter	14,427	1,772	208	2,677	89	19,173
July	3,675	524	34	659	34	4,926
August	5,318	770	59	1,000	36	7,183
September	5,213	628	80	1,044	37	7,002
3rd Quarter	14,206	1,922	173	2,703	107	19,111
October	6,161	574	24	1,400	5	8,164
November	6,986	476	7	1,370	3	8,842
December	4,566	530	59	1,344	0	6,499
4th Quarter	17,713	1,580	90	4,114	8	23,505
Total, 1951	60,366	7,568	585	12,540	251	81,310
1952						
January	4,239	300	0	478	0	5,107

TABLE 11.— DISTRIBUTION OF NEW COMPLETED DWELLINGS UNSOLD, BY NUMBER OF MONTHS UNSOLD AND AVERAGE NUMBER OF MONTHS UNSOLD, METROPOLITAN AREAS AND OTHER MAJOR CITIES,⁽¹⁾ CANADA, 1950 — 1951.

Period	Number of Months Unsold								Total Number of New Completed Dwellings Unsold	Average Number of Month Unsold
	1-3		4-6		7-9		10-13			
	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent		
1950										
January	327	68	89	19	45	9	17	4	478	3.5
February	443	71	104	17	55	9	21	3	623	3.0
March	434	70	97	16	54	9	29	5	614	3.5
April	332	62	122	23	47	9	34	6	535	3.8
May	290	51	195	34	43	8	38	7	566	4.3
June	330	63	119	23	36	7	35	7	520	3.7
July	298	64	101	22	38	8	30	6	467	3.7
August	218	55	115	29	34	9	33	7	400	4.0
September	121	41	120	40	28	10	26	9	295	4.6
October	163	67	34	14	16	7	30	12	243	3.8
November	233	74	36	11	22	7	25	8	316	3.5
December	239	78	32	10	13	5	20	6	304	3.1
Annual Average	286	64	97	22	36	8	28	6	447	3.7
1951										
January	187	71	46	18	13	5	16	6	262	3.4
February	120	62	43	22	15	8	16	8	194	3.6
March	104	60	37	21	14	8	18	10	173	4.0
April	83	59	29	21	13	9	15	11	140	4.2
May	129	75	23	13	8	5	13	7	173	3.3
June	169	83	17	8	6	3	11	6	203	3.0
July	214	86	15	6	7	3	13	5	249	2.8
August	234	82	32	12	10	3	11	3	287	2.8
September	344	87	36	9	8	2	9	2	397	2.6
October	531	87	64	10	6	1	10	2	611	2.5
November	867	91	78	7	8	1	9	1	958	2.4
December	1,045	90	108	9	13	1	—	—	1,166	2.3
Annual Average	336	84	44	11	10	2	12	3	401	2.8

(1) For coverage see p.125.

TABLE 12.—GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1939—1951.
(Millions of Dollars)

Period	Gross Capital Formation			Capital Consumption			Net Capital Formation
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Deprecia- tion	Accidental Damages	Total
1939.....	165.8	19.3	4.4	189.5	113.9	4.2	118.1
1940.....	178.8	20.5	4.9	204.2	123.5	4.4	127.9
1941.....	218.2	25.3	5.7	249.2	140.9	4.7	145.6
1942.....	195.0	28.3	4.7	228.0	157.4	3.5	160.9
1943.....	176.1	27.6	3.8	207.5	174.4	6.0	180.4
1944.....	214.5	22.1	4.5	241.1	186.1	4.0	190.1
1945.....	268.7	16.9	5.7	291.3	194.4	5.9	200.3
1946.....	390.2	21.8	8.1	420.1	210.6	6.0	203.5
1947.....	506.1	33.6	10.5	550.2	241.1	5.6	246.7
1948.....	628.7	39.0	13.2	680.9	285.5	6.8	292.3
1949.....	726.8	48.2	16.3	791.3	313.2	7.8	321.0
1950 ⁽¹⁾							
1st Quarter.....	146.7	11.2	3.6	161.5	80.5	2.1	82.6
2nd Quarter.....	181.3	14.8	3.6	199.7	82.6	2.1	84.7
3rd Quarter.....	224.4	17.0	4.7	246.1	87.8	2.2	90.0
4th Quarter.....	230.3	17.6	5.9	253.8	89.6	2.3	91.9
Total, 1950.....	782.7	60.6	17.8	861.1	340.5	8.7	349.2
1951							
1st Quarter.....	184.8	16.1 ⁽¹⁾	4.4 ⁽¹⁾	205.3 ⁽¹⁾	97.7 ⁽¹⁾	2.2 ⁽¹⁾	99.9 ⁽¹⁾
2nd Quarter.....	205.7	17.9 ⁽¹⁾	4.9 ⁽¹⁾	228.5 ⁽¹⁾	101.7 ⁽¹⁾	2.2 ⁽¹⁾	103.9 ⁽¹⁾
3rd Quarter.....	198.7	17.3 ⁽¹⁾	4.7 ⁽¹⁾	220.7 ⁽¹⁾	103.3 ⁽¹⁾	2.2 ⁽¹⁾	105.5 ⁽¹⁾
4th Quarter.....	179.8	15.7	4.2	199.7	111.3	2.4	113.7
Total, 1951.....	769.0	67.0	18.2	854.2	414.0	9.0	423.0
							431.2

(1) Revised.

TABLE 13.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,
RESIDENTIAL AND OTHER CONSTRUCTION, AND GROSS NATIONAL EXPENDITURE, CANADA,
1939 — 1951.
(Millions of Dollars)

Period	New Construction			Repair and Maintenance			Total		Gross National Expenditure
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other	
1939.....	185.1	301.0	486.1	56.6	216.0	272.6	241.7	517.0	758.7
1940.....	199.3	384.0	583.3	63.0	222.0	285.0	262.3	606.0	868.3
1941.....	243.5	564.0	807.5	76.7	252.0	328.7	320.2	816.0	1,136.2
1942.....	223.3	684.0	907.3	86.7	269.0	355.7	310.0	953.0	1,263.0
1943.....	203.7	692.0	895.7	87.6	298.0	385.6	291.3	990.0	1,281.3
1944.....	236.6	449.0	685.6	91.8	369.0	460.8	328.4	818.0	1,146.4
1945.....	285.6	421.0	706.6	96.3	401.7	498.0	381.9	822.7	1,204.6
1946.....	412.0	661.7 ⁽¹⁾	1,073.7 ⁽¹⁾	105.3	427.7	533.0	517.3	1,089.4 ⁽¹⁾	1,066.7 ⁽¹⁾
1947.....	539.7	884.0	1,423.7	130.8	461.2	592.0	670.5	1,345.2	2,015.7
1948.....	667.7	1,208.4	1,876.1	161.9	532.1	694.0	829.6	1,740.5	2,570.1
1949.....	775.0	1,348.7	2,123.7	176.0 ⁽¹⁾	555.8	731.8 ⁽¹⁾	931.2	1,904.5	2,855.7
1950									
1st Quarter.....	157.9	235.6 ⁽¹⁾	393.5 ⁽¹⁾	34.3	78.6 ⁽¹⁾	112.9 ⁽¹⁾	192.2	314.2 ⁽¹⁾	506.4 ⁽¹⁾
2nd Quarter.....	196.1	378.6 ⁽¹⁾	574.7 ⁽¹⁾	40.6	147.2 ⁽¹⁾	187.8 ⁽¹⁾	236.7	525.8 ⁽¹⁾	762.5 ⁽¹⁾
3rd Quarter.....	241.4	460.7 ⁽¹⁾	702.1 ⁽¹⁾	56.6	179.3 ⁽¹⁾	235.9 ⁽¹⁾	298.0	640.0 ⁽¹⁾	938.0 ⁽¹⁾
4th Quarter.....	247.9	445.5 ⁽¹⁾	693.4 ⁽¹⁾	59.5	169.9 ⁽¹⁾	229.4 ⁽¹⁾	307.4	615.4 ⁽¹⁾	922.8 ⁽¹⁾
Total, 1950.....	843.3	1,520.4 ⁽¹⁾	2,363.7 ⁽¹⁾	191.0	575.0 ⁽¹⁾	766.0 ⁽¹⁾	1,034.3	2,095.4 ⁽¹⁾	3,129.7 ⁽¹⁾
1951 ⁽²⁾									
1st Quarter.....	198.9	302.5 ⁽¹⁾	501.4 ⁽¹⁾	40.9	94.6 ⁽¹⁾	135.5 ⁽¹⁾	239.8	397.1 ⁽¹⁾	636.9 ⁽¹⁾
2nd Quarter.....	222.4	465.0 ⁽¹⁾	687.4 ⁽¹⁾	48.9	172.4 ⁽¹⁾	221.3 ⁽¹⁾	271.3	637.4 ⁽¹⁾	908.7 ⁽¹⁾
3rd Quarter.....	212.6	572.2 ⁽¹⁾	784.8 ⁽¹⁾	67.2	213.9 ⁽¹⁾	281.1 ⁽¹⁾	279.8	786.1 ⁽¹⁾	1,065.9 ⁽¹⁾
4th Quarter.....	202.1	508.5	710.6	64.0	189.1	253.1	266.1	697.6	963.7
Total, 1951.....	836.0	1,848.2	2,684.2	221.0	670.0	891.0	1,057.0	2,518.2	3,575.2

(1) Revised.
(2) Preliminary.

TABLE 14.—NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1940 — 1951.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Dwellings		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Dwellings	Total
1940	50.1	7.4	57.5	—(1)	—(1)	—(1)
1941	61.1	8.9	70.0	—(1)	—(1)	—(1)
1942	44.6	8.5	53.1	601	14,326	14,927
1943	41.2	8.7	49.9	1,164	12,019	13,183
1944	70.7	12.2	82.9	4,203	19,492	23,695
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948	276.3	23.1	299.5	6,473	44,838	51,311
1949	328.4	26.3	354.7	9,895	45,395	55,290
1950						
1st Quarter	48.3	4.1	52.4	2,031	6,146	8,177
2nd Quarter	157.8	11.6	169.4	4,489	20,066	24,555
3rd Quarter	109.2	10.2	119.4	2,242	14,071	16,313
4th Quarter	73.2	8.5	81.7	2,548	8,680	11,228
Total, 1950	388.5	34.4	422.9	11,310	48,963	60,273
1951						
January	14.0	1.3	15.3	314	1,731	2,045
February	17.7	1.4	19.1	601	2,011	2,612
March	29.9	1.9	31.8 ⁽²⁾	703	3,365	4,068
1st Quarter	61.6	4.6	66.2 ⁽²⁾	1,618	7,107	8,725
April	43.0	3.7	46.7	1,018	4,797	5,815
May	45.4	4.4	49.8	921	5,461	6,382
June	33.8	3.7	37.5	670	4,375	5,045
2nd Quarter	122.2	11.8	134.0	2,609	14,633	17,242
July	28.4	3.8	32.2	895	3,580	4,475
August	25.7	3.2	28.9	490	3,060	3,550
September	19.4 ⁽²⁾	3.1	22.5 ⁽²⁾	489 ⁽²⁾	2,273 ⁽²⁾	2,762 ⁽²⁾
3rd Quarter	73.5 ⁽²⁾	10.1	83.6 ⁽²⁾	1,874 ⁽²⁾	8,913 ⁽²⁾	10,787 ⁽²⁾
October	22.4	3.1	25.5	501	3,322	3,823
November	16.7	2.1	18.8	455	1,787	2,242
December	10.2	1.2	11.4	412	1,173	1,585
4th Quarter	49.3	6.4	55.7	1,368	6,282	7,650
Total, 1951	306.6	32.9	339.5	7,469	36,935	44,404

(1) Not available.

(2) Revised.

TABLE 15.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,
CANADA, 1939 — JANUARY, 1952.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Dwellings		
	Apartments	All Other Residential Dwellings	Total	(1) Apartments	All Other Residential Dwellings	Total
1939	9.8	57.7	67.5	2,403	21,559	23,962
1940	8.5	59.2	67.7	1,960	20,554	22,514
1941	6.2	86.2	92.4	1,330	29,140	30,470
1942	.9	78.4	79.3	171	29,823	29,994
1943	.9	78.2	79.1	169	29,720	29,889
1944	8.8	122.4	131.2	1,580	36,725	38,305
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	185.0	197.2	1,743	36,458	38,201
1948	30.1	342.9	373.1	3,730	62,500	66,230
1949	69.5	394.9	464.4	8,165	64,247	72,412
1950						
1st Quarter	9.7	64.8	74.5	1,134	9,291	10,425
2nd Quarter	14.0	146.9	160.9	1,600	22,096	23,696
3rd Quarter	18.4	160.6	179.0	1,997	24,027	26,024
4th Quarter	17.2	110.1	127.3	1,819	15,759	17,578
Total, 1950	59.3	482.4	541.7	6,550	71,173	77,723
1951						
January	2.8	13.2	16.0	290	1,888	2,178
February	2.1	22.9	25.0	209	3,159	3,368
March	5.6	26.4	32.0	566	3,564	4,130
1st Quarter	10.5	62.5	73.0	1,065	8,611	9,676
April	8.4	41.4	49.8	835	5,278	6,113
May	7.5	44.5	52.0	729	6,112	6,841
June	6.7	43.5	50.2 ⁽²⁾	647	6,206	6,853
2nd Quarter	22.6	129.4	152.0 ⁽²⁾	2,211	17,596	19,807
July	4.8	39.0	43.8	454	6,020	6,474
August	1.9	33.2	35.1 ⁽²⁾	185	5,095	5,280
September	2.4	27.6	30.0	225	4,276	4,501
3rd Quarter	9.1	99.8	108.9 ⁽²⁾	864	15,391	16,255
October	3.2	26.2	29.4	299	4,083	4,382
November	7.3	39.7	47.0	692	4,903	5,595
December	3.1	23.8	26.9	294	2,970	3,264
4th Quarter	13.6	89.7	103.3	1,285	11,956	13,241
Total, 1951	55.8	381.4	437.2	5,425	53,554	58,979
1952						
January	5.2	14.8	20.0	489	1,861	2,350

(1) Estimated.

(2) Revised.

SECTION 3

PUBLICLY-ASSISTED HOUSE BUILDING

TABLE 16.—NUMBER OF NEW PERMANENT DWELLINGS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — 1951.

Period	Publicly- Initiated Housing	Privately-Initiated Housing					Total Publicly Assisted Housing ⁽²⁾	Total Housing
		With Government Financial Assistance		Without Government Financial Assistance	Total Privately- Initiated Housing			
		Loans	Guarantees			Sub-total ⁽¹⁾		
1947	7,190	12,963	387	13,533	53,540	67,073	20,723	74,263
1948	10,006	17,363	1,528	19,029	61,159	80,188	29,035	90,194
1949	7,874	23,597	3,634	27,297	55,338	82,635	35,171	90,509
1950								
1st Quarter	92	3,377	666	4,043	4,880	8,923	4,135	9,015
2nd Quarter	1,794	10,595	390	11,104	20,236	31,340	12,898	33,134
3rd Quarter	1,710	13,427	441	13,868	14,218	28,086	15,578	29,796
4th Quarter	1,003	10,536	321	10,857	8,726	19,583	11,860	20,586
Total, 1950	4,599	37,935	1,818	39,862	48,060	87,932	44,471	92,531
1951								
1st Quarter	351	4,891	316	5,207	4,243	9,450	5,558	9,801
2nd Quarter	773	9,063	239	9,312	18,579	27,891	10,085	28,664
3rd Quarter	870 ⁽³⁾	6,583	180 ⁽³⁾	6,763 ⁽³⁾	11,489 ⁽³⁾	18,252 ⁽³⁾	7,633 ⁽³⁾	19,122
4th Quarter	638	2,355	96	2,451	7,903	10,354	3,089	10,992
Total, 1951	2,632	22,892	831	23,733	42,214	65,947	26,365	68,579

(1) Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.

(2) Includes direct Government housing and privately-initiated housing with Government financial assistance.

(3) Revised.

TABLE 17.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, (1) NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945 — FEBRUARY, 1952.

Period	Number of Loans (2)	Number of Dwellings (2)	Amount of Loans \$000		Total
			Joint Loans	Direct Loans	
1945 (3)	5,142	5,695	23,832	0	23,832
1946.....	8,492	13,042	43,280	18,355	61,635
1947.....	10,549	12,734	60,576	1,133	61,709
1948.....	16,913	20,730	106,696	1,708	108,404
1949.....	19,627	29,036	122,737	38,792	161,529
1950.....	36,358 (4)	45,332 (4)	280,065 (4)	25,712 (4)	305,777 (4)
1951					
January.....	1,568 (4)	1,812 (4)	12,834 (4)	401	13,235 (4)
February.....	1,803	2,162	13,384 (4)	1,568	14,952
March.....	2,583 (4)	3,978 (4)	21,459 (4)	3,582 (4)	25,041 (4)
1st Quarter.....	5,954 (4)	7,952 (4)	47,677 (4)	5,551 (4)	53,228 (4)
April.....	2,611 (4)	3,454 (4)	21,151 (4)	1,206 (4)	22,357 (4)
May.....	2,381	2,706	18,100 (4)	152 (4)	18,252 (4)
June.....	1,428	1,631	10,551	157	10,708
2nd Quarter.....	6,420 (4)	7,791 (4)	49,802 (4)	1,515 (4)	51,317 (4)
July.....	1,363	1,785	10,739	790	11,529
August.....	1,087 (4)	1,365 (4)	8,096 (4)	946	9,042 (4)
September.....	791 (4)	1,147 (4)	7,059 (4)	36	7,095 (4)
3rd Quarter.....	3,241 (4)	4,297 (4)	25,894 (4)	1,772	27,666 (4)
October.....	850 (4)	1,036 (4)	6,413	324 (4)	6,737 (4)
November.....	698 (4)	905 (4)	5,051	1,145 (4)	6,196 (4)
December.....	742	1,031	6,236	1,077	7,313
4th Quarter.....	2,290	2,972	17,700	2,546	20,246
Total, 1951.....	17,905	23,012	141,073	11,384	152,457
1952					
January.....	1,325	1,759	12,785	289	13,074
February (6).....	1,296	1,627	10,660	1,249	11,909
Total, Feb. 1, 1945 — Feb. 29, 1952.....	117,607	152,967	801,704	98,622	900,326

(1) For information on operations under The Dominion Housing Act, 1935, and The National Housing Act, 1938, see *Housing in Canada*, October, 1946, p. 29. Data for November, 1951, and subsequent period include housing loans under the special provisions for defence worker and for non-defence worker houses built with agreed end sales price.
(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.
(3) Covers period February 1 to December 31.
(4) Revised.
(5) Preliminary.

TABLE 18.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
NUMBER AND AMOUNT OF LOANS APPROVED FOR NON-DEFENCE WORKER
HOUSES BUILT WITH AGREED SALE OR CONTRACT PRICE, AND NUMBER OF
DWELLINGS FINANCED, CANADA, OCTOBER, 1951 — FEBRUARY, 1952.

Period	Number of Loans	Number of Dwellings	Amount of Loans (\$000)
1951			
October.....	—	—	—
November.....	46	56	402
December.....	498	505	4,029
Total Gross Loans.....	544	561	4,431
Cancellations, adjustments and reinstatements.....	66	66	517
Total Net Loans.....	610	627	4,948
1952 ⁽¹⁾			
January.....	1,021	1,052	8,717
February ⁽²⁾	740	755	5,960
Total Gross Loans, October, 1951 — February, 1952.....	2,305	2,368	19,108

(1) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(2) Preliminary.

TABLE 19.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN,
CANADA, 1950 — 1951.

Type of Loan	1950				1951			
	Number of Loans	Number of Dwellings	Amount of Loans \$000	Average Loan per Dwelling \$	Number of Loans	Number of Dwellings	Amount of Loans \$000	Average Loan per Dwelling \$
<i>Housing for Home Ownership:</i>								
Defence worker housing	—	—	—	—	—	—	—	—
Loans to home owners	—	—	—	—	167	167	1,527	9,145
Loans to builders for sale								
Non-defence worker housing					4,530	4,647	31,284	6,732
Loans to home owners	11,068	11,607	77,231	6,654				
Loans to builders for sale	1,126	1,126	7,789	6,917	53	53	367	6,921
Integrated housing	23,564	24,966	182,461	7,308	12,777	13,299	94,449	6,952
Other								
Defence and non-defence worker housing								
Loans to home owners	11,068	11,607	77,231	6,654	4,530	4,647	31,284	6,732
Loans to builders for sale	24,690	26,092	190,250	7,292	12,997	13,519	94,343	6,979
Sub-total	35,758	37,699	267,481	7,095	17,527	18,166	125,627	6,915
<i>Housing for Rental Purposes:</i>								
Defence worker housing	—	—	—	—	—	—	—	—
Non-defence worker housing								
Loans to individuals	400	3,214	15,396	4,790	343	3,451	18,189	5,271
Rental insurance	195	4,317	22,466	5,204	28	1,213	7,640	6,299
Primary industries	1	8	55	6,910	1	8	48	6,000
Limited Dividend Corporation	4	94	379	4,033	6	174	953	5,477
Sub-total	600	7,633	38,296	5,017	378	4,846	26,830	5,537
Total Gross Loans	36,358	45,332	305,777	6,745	17,905	23,012	152,457	6,625
Cancellations, adjustments and reinstatements	2,424	3,052	21,290	—	2,987	3,709	28,760	—
Total Net Loans	33,934	42,280	284,487	6,729	14,918	19,303	123,697	6,408

TABLE 20.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,⁽¹⁾
ANALYSIS OF GROSS LOANS APPROVED, SHOWING NUMBER AND AMOUNT OF LOANS, NUMBER OF DWELLINGS, AVERAGE ESTIMATED COST,
LENDING VALUE, AMOUNT OF LAND, FLOOR AREA AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA,
1950 AND 1951.

Type of Dwelling	Number of Loans	Number of Dwellings	Amount of Loans	Average Estimated Costs							Average	
				Land	Con- struction	Other	Total	Lending Value	Loan	Finished Floor Area	Con- struction Cost per Sq. Ft.	Con- struction Cost per Sq. Ft.
			\$000	\$	\$	\$	\$	\$	\$	Sq. Ft.	\$	\$
1950												
Single 1-Storey	17,651	17,651	122,185	835	8,171	209	9,215	7,795	6,922	974	8.39	
Single 1½-Storey:												
Finished	7,916	7,916	60,377	907	8,445	280	9,632	8,390	7,627	1,202	7.03	
Unfinished	3,465	3,493	24,627	795	7,976	223	8,994	7,798	7,050	847 ⁽²⁾	6.15	
Single 2-Storey	3,445	3,445	28,455	991	9,967	336	11,294	9,375	8,260	1,374	7.25	
Semi-Detached	1,431	1,477	11,440	842	8,763	284	9,889	8,573	7,746	1,225	7.15	
Duplex	849	1,700	8,848	547	6,939	220	7,706	6,113	5,204	1,088	6.38	
Triplex	88	262	1,152	692	6,891	301	7,884	5,600	4,397	1,068	6.45	
Double Duplex	1,177	3,016	17,359	581	6,884	299	7,764	6,667	5,756	1,054	6.53	
Row House	8	88	590	743	7,195	714	8,652	7,978	6,705	935	7.69	
Apartment	323	6,182	30,312	321	5,815	473	6,609	6,111	4,904	852	6.82	
Total	36,353	45,230	305,345	758	7,896	279	8,933	7,665	6,751	1,037	7.36	
1951												
Single 1-Storey	9,761	9,761	66,601	1,030	9,412	320	10,762	8,556	6,823	1,030	9.13	
Single 1½-Storey:												
Finished	3,228	3,228	23,884	1,101	9,650	347	11,098	9,133	7,399	1,231	7.83	
Unfinished	1,438	1,438	9,314	870	8,569	254	9,693	8,000	6,477	842 ⁽²⁾	6.57	
Single 2-Storey	1,836	1,836	14,340	1,192	11,038	424	12,654	10,010	7,810	1,364	8.09	
Semi-Detached	651	666	4,890	966	9,473	382	10,821	8,977	7,343	1,208	7.84	
Duplex	215	436	2,176	628	7,571	263	8,462	6,315	4,991	1,083	6.99	
Triplex	40	120	544	640	7,334	313	8,287	5,784	4,536	1,001	7.33	
Double Duplex	491	996	5,454	782	7,885	322	8,989	6,914	5,476	1,095	7.20	
Row House	5	145	794	374	7,071	219	7,664	6,670	5,473	983	7.19	
Apartment	233	4,204	23,460	574	6,980	576	8,130	6,934	5,580	882	7.91	
Total	17,898	22,830	151,457	933	8,952	375	10,260	8,295	6,634	1,055	8.25	

(1) Excluding loan approvals under Sections 9 and 9a.

(2) Total floor area including unfinished portion averaged 1,297 sq. ft. in 1950 and 1,304 sq. ft. in 1951.

TABLE 21. — OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946 — 1951.

Period	Number of Loans	Number of New Dwellings	Amount \$	Average Loan per New Dwelling \$
1946	25	48	76,315	1,590
1947	11	16	30,775	1,923
1948	3	4	7,000	1,750
1949	0	—	—	—
1950	1	2	5,000	2,500
1951	0	—	—	—
Total, April, 1946 — December, 1951	40	70	119,090	1,701

TABLE 22.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1914, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS, AND TOTAL ESTIMATED COST, APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS,
CANADA, JULY, 1948 — JANUARY, 1952.

Period	With Loans Under The N.H.A.			With Conventional Loans			Total		
	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000
1948	1 ⁽¹⁾	50 ⁽¹⁾	303 ⁽¹⁾	35 ⁽¹⁾	1,938 ⁽¹⁾	14,182 ⁽¹⁾	36	1,988	14,485
1949	58 ⁽¹⁾	6,158 ⁽¹⁾	41,443 ⁽¹⁾	60 ⁽¹⁾	1,562 ⁽¹⁾	12,425 ⁽¹⁾	118	7,720	53,868
1950	33 ⁽¹⁾	3,337 ⁽¹⁾	24,037 ⁽¹⁾	21 ⁽¹⁾	974 ⁽¹⁾	7,787 ⁽¹⁾	54	4,311	31,824 ⁽¹⁾
1951									
January	5	119	934	2	18	200	7	137	1,134
February	—	1	10	1	156	1,297 ⁽¹⁾	1	157	1,307 ⁽¹⁾
March	1	13	145 ⁽¹⁾	—	—	—	1	13	145 ⁽¹⁾
1st Quarter	6	133	1,089 ⁽¹⁾	3	174	1,497 ⁽¹⁾	9	307	2,586 ⁽¹⁾
April	2	136	1,215	1	44	327	3	180	1,542
May	—	—	—	1 ⁽¹⁾	44 ⁽¹⁾	—327 ⁽¹⁾	—1 ⁽¹⁾	—44 ⁽¹⁾	—327 ⁽¹⁾
June	2	160	1,702 ⁽¹⁾	—	—	—	2	160	1,702 ⁽¹⁾
2nd Quarter	4	296	2,917 ⁽¹⁾	— ⁽¹⁾	— ⁽¹⁾	— ⁽¹⁾	4 ⁽¹⁾	296 ⁽¹⁾	2,917 ⁽¹⁾
July	—	4	37	—	—	—	—	4	37
August	—	—	—	—	—	—	—	—	—
September	—	—	—	—	—	—	—	—	—
3rd Quarter	—	4	37	—	—	—	—	4	37
October	— ⁽¹⁾	—72 ⁽¹⁾	—506 ⁽¹⁾	1 ⁽¹⁾	238 ⁽¹⁾	1,838 ⁽¹⁾	1	166 ⁽¹⁾	1,332 ⁽¹⁾
November ⁽²⁾	—	—	—	—	—	—	—	—	—
December ⁽²⁾	—	—24	—160	—	—	—	—	—24	—160
4th Quarter ⁽²⁾	—	—96	—666	1	238	1,838	1	142	1,171
Total, 1951 ⁽²⁾	10	337	3,377	4	412	3,334	14	749	6,711
1952									
January ⁽²⁾	1	40	325	—	—	—	1	40	325
Total, July 1948 — January, 1952 ⁽²⁾	103	9,922	69,485	120	4,886	37,728	223	14,808	107,213

(1) Revised.

(2) Preliminary.

TABLE 23. — OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, JULY, 1948 — JANUARY, 1952.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948 ⁽¹⁾				
Average	3.9	878	7,266	80.93
1949				
Average	4.1	904	7,101	70.55
1950				
January	3.8	941	8,170	83.23
February	4.5	971	6,986	64.37
March	4.3	921	6,733	61.47
1st Quarter	4.3	933	6,982	65.05
April	4.2	870	6,326	58.87
May	3.7	920	8,326	76.19
June	3.8	878	7,089	73.66
2nd Quarter	4.2	873	6,463	60.45
July	4.2	931	7,107	66.46
August	3.6	893	7,952	78.68
September	4.3	916	5,773	71.59
3rd Quarter	4.1	920	6,778	70.19
October	3.7	857	8,583	81.76
November	4.0	938	8,515	85.54
December	3.6	859	7,502	77.57
4th Quarter	3.7	879	7,992	80.53
Annual Average	4.1	902	7,018	67.81
1951				
January	3.6	872 ⁽²⁾	7,992 ⁽²⁾	77.67 ⁽²⁾
February	3.5 ⁽²⁾	895 ⁽²⁾	8,297 ⁽²⁾	80.92 ⁽²⁾
March	3.6 ⁽²⁾	913 ⁽²⁾	8,192 ⁽²⁾	79.00 ⁽²⁾
1st Quarter	3.6 ⁽²⁾	886 ⁽²⁾	8,145 ⁽²⁾	79.22 ⁽²⁾
April	3.8	863	8,568	80.81
May	—	—	—	—
June	3.6	896	10,692	89.76
2nd Quarter	3.7	879	9,571	85.03
July	—	—	—	—
August	—	—	—	—
September	—	—	—	—
3rd Quarter	—	—	—	—
October	3.7	825	7,720 ⁽²⁾	76.94
November	—	—	—	—
December	—	—	—	—
4th Quarter	3.7	825	7,720	76.94
Annual Average	3.6	868	8,558	80.76
1952				
January	3.9	1,011	8,134	89.50
Average, July 1948 — January, 1952	4.0	900	7,151	71.06

(1) Covers period July to December.

(2) Revised.

TABLE 24. APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947 — 1951.

Period	With Loans Under the National Housing Act			With Guarantees Under the Rental Insurance Plan			With Double Depreciation Approval Only			Total		
	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000
1947 ⁽¹⁾	22	151	760	0	—	—	6	219	1,783	28	370	2,543
1948	26	253	1,753	1	40	247	14	112	1,157	40	405	2,910
1949	18	611	4,152	79	2,501	17,028	16	66	695	96	2,656	18,174
1950												
1st Quarter	49	1,650	11,967	52	1,956	14,272	0	—	—	57	2,015	14,630
2nd Quarter	5	78	469	10	203	1,379	3	119	729	13	322	2,108
3rd Quarter	3	64	408	4	77	501	0	—	—	4	77	501
4th Quarter	4	56	373	4	56	373	0	—	—	4	56	373
Total, 1950	61	1,848	13,217	70	2,292	16,525	3	119	729	78	2,470	17,612
1951												
1st Quarter	0	—	—	3 ⁽²⁾	102 ⁽²⁾	732 ⁽²⁾	0	—	—	3 ⁽²⁾	102 ⁽²⁾	732 ⁽²⁾
2nd Quarter	0	—	—	1 ⁽²⁾	8 ⁽²⁾	49 ⁽²⁾	2	10	41	3 ⁽²⁾	18 ⁽²⁾	90 ⁽²⁾
3rd Quarter	0 ⁽²⁾	— ⁽²⁾	— ⁽²⁾	0	—	—	0 ⁽²⁾	— ⁽²⁾	— ⁽²⁾	0 ⁽²⁾	— ⁽²⁾	— ⁽²⁾
4th Quarter	0	—	—	0	—	—	0	—	—	0	—	—
Total, 1951	0	—	—	4	110	781	2	10	41	6	120	822
Total, June 1947—December, 1951	127	2,863	19,882	154	4,943	34,581	41	526	4,405	248	6,021	42,061

(1) Covers period June to December.

(2) Revised.

TABLE 25. — FEDERAL-PROVINCIAL HOUSING PROJECTS UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944, BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CANADA, 1950 — 1951.

Period	Number of Projects for Which Contracts Awarded	Number of Dwellings				Total Expenditures ⁽¹⁾ (\$000)		
		For Which Contracts Awarded	Started	Completed	Under Construction (at End of Period)	Housing	Land Acquisition and Other	Total
1950								
1st Quarter	—	—	—	—	—	—	—	—
2nd Quarter	1	140	—	—	—	—	—	—
3rd Quarter	—	—	140	—	140	44	—	44
4th Quarter	—	—	—	—	140	512	23	535
Total, 1950	1	140	140	—	—	556	23	579
1951								
January	—	—	—	—	140	37	—	37
February	—	—	—	—	140	—	—	—
March	—	—	—	8	132	81	46	127
1st Quarter	—	—	—	8	—	118	46	164
April	1	88	—	16	116	56	—	56
May	—	—	—	32	84	64	—	64
June	—	—	4	28	60	60	—	60
2nd Quarter	1	88	4	76	—	180	—	180
July	—	—	12	24	48	4	—	4
August	—	—	72	32	88	185	—	185
September	—	—	—	—	88	3	—	3
3rd Quarter	—	—	84	56	—	192	—	192
October	—	—	—	—	88	120	7	127
November	2	355	69	—	157	119	55	124
December	—	—	34	—	191	216	55	271
4th Quarter	2	355	103	—	—	455	67	522
Total, 1951	3	443	191	140	—	945	113	1,058
Total, June, 1950 — Dec., 1951	4	583	331	140	—	1,501	136	1,637

(1) Covers both Federal and provincial government shares.

TABLE 26.—FEDERAL-PROVINCIAL LAND ASSEMBLY PROJECTS UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1950 — 1951.

Progress of Land Assembly Projects										
Period	Started		Improvements Completed					Under Construction (At End of Period)	Total Expenditure \$000	
	Number of Projects	Number of Lots	Number of Acres	Number of Projects	Number of Lots			Number of Projects		Number of Lots
					Completed	Sold ⁽¹⁾	Unsold (At End of Period)			
1950										
1st Quarter	—	—	—	—	—	—	—	—	—	
2nd Quarter	—	—	—	—	—	—	—	—	—	
3rd Quarter	1	374	133	—	—	—	—	1	374	
4th Quarter	4	1,787	610	—	—	—	—	5	2,161	
Total, 1950	5	2,161	743	—	—	—	—	—	281	
1951										
1st Quarter	—	—	—	—	—	—	—	5	2,161	
2nd Quarter	—	—	—	1	325	—	—	4	1,836	
3rd Quarter	—	—	—	—	135	77	383	4	1,701	
4th Quarter	—	—	—	—	—	98	285	4	1,701	
Total, 1951	—	—	—	1	460	175	—	—	1,601	

(1) Includes acceptances of offers to purchase.

(2) Revised.

TABLE 27.—LAND ASSEMBLY PROJECTS UNDER SECTION 11B OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1947 — 1951.

Progress of Land Assembly Projects										
Period	Started			Improvements Completed				Under Construction (At End of Period)		Total Expenditure \$000
	Number of Projects	Number of Lots	Number of Acres	Number of Projects	Number of Lots			Number of Projects	Number of Lots	
					Completed	Sold or Optioned	Not Optioned or Sold (At End of Period)			
1947	4	910	199	—	—	—	—	4	910	—
1948	1	91	11	—	—	—	—	5	1,001	—
1949	1	534	150	—	—	872	663	6	663	1,141.0 ⁽¹⁾
1950	1	425	90	1	63	63	1,025	6	1,025	56.3
1st Quarter	—	—	—	—	325	325	700	6	700	113.1
2nd Quarter	—	—	—	—	190	190	510	6	510	135.2
3rd Quarter	—	—	—	—	631	60	460	6	460	87.5
4th Quarter	—	—	—	—	—	—	—	—	—	—
Total, 1950	1	425	90	1	1,209	638	—	6	—	392.1
1951	—	—	—	—	—	—	—	—	—	—
1st Quarter	—	—	—	—	—	92	368	3	368	60.3
2nd Quarter	—	—	—	—	—	66	302	3	302	33.7
3rd Quarter	—	—	—	—	—	51	251	3	251	239.3
4th Quarter	—	—	—	—	—	14	237	3	237	196.9
Total, 1951	—	—	—	—	—	223	—	3	—	530.2

(1) Includes expenditures made in 1947 and 1948.

TABLE 28.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941 — 1951.

Period	Number of Dwellings			Actual Expenditure \$000			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941—1945 ⁽²⁾	23,704	18,774	4,930	60,941	13,779	16,671	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948	8,199	6,934	6,619	49,180	39	4,165	53,384
1949	4,916	7,804	3,731	38,635	160 ⁽³⁾	3,978 ⁽⁴⁾	42,773
1950							
1st Quarter	20	1,053	2,698	4,445	0 ⁽⁵⁾	738	5,183 ⁽⁵⁾
2nd Quarter	741	1,253	2,186	3,114	0 ⁽⁵⁾	473	3,587 ⁽⁵⁾
3rd Quarter	231	1,166	1,251	3,076	0 ⁽⁵⁾	751	3,827 ⁽⁵⁾
4th Quarter	31	369	913	2,310	0 ⁽⁵⁾	1,237	3,547 ⁽⁵⁾
Total, 1950	1,023	3,841	—	12,945	0 ⁽⁵⁾	3,199 ⁽⁴⁾	16,144 ⁽⁵⁾
1951							
January	0	86	827	—175	0 ⁽⁵⁾	41 ⁽⁵⁾	—134 ⁽⁵⁾
February	0	84	743	481	0 ⁽⁵⁾	65 ⁽⁵⁾	546 ⁽⁵⁾
March	0	122	621	353	0 ⁽⁵⁾	71 ⁽⁵⁾	424 ⁽⁵⁾
1st Quarter	0	292	—	659	0 ⁽⁵⁾	177 ⁽⁵⁾	836 ⁽⁵⁾
April	0	73	548	116	0 ⁽⁵⁾	30	146 ⁽⁵⁾
May	0	47	501	223	0 ⁽⁵⁾	108 ⁽⁵⁾	331 ⁽⁵⁾
June	0	63	438	148	0 ⁽⁵⁾	188 ⁽⁵⁾	336 ⁽⁵⁾
2nd Quarter	0	183	—	487	0 ⁽⁵⁾	326 ⁽⁵⁾	813 ⁽⁵⁾
July	0	20	418	156	0 ⁽⁵⁾	196 ⁽⁵⁾	352 ⁽⁵⁾
August	0	38	390	235	0 ⁽⁵⁾	314 ⁽⁵⁾	549 ⁽⁵⁾
September	0	50	330	138	0 ⁽⁵⁾	269 ⁽⁵⁾	407 ⁽⁵⁾
3rd Quarter	0	108	—	529	0	779 ⁽⁵⁾	1,308 ⁽⁵⁾
October	0	48	282	278	0	279	557
November	0	44	246	175	0	269	444
December	8	32	214	267	0	152	419
4th Quarter	8	124	—	720	0	700	1,420
Total, 1951 ⁽⁶⁾	8	707	—	2,395	0	1,982 ⁽⁴⁾	4,377
Total, April, 1941 — Dec., 1951	50,692	50,478	—	225,111	14,046	34,067	273,224

(1) Operations during 1941-1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Covers expenditures on 200 garages not shown as supplementary buildings in Table 29 (see p. 65).

(4) Excluding \$1,255,000 expended in 1949, \$1,148,000 expended in 1950 and \$740,367 expended in 1951 recoverable from municipalities.

(5) Revised.

(6) Data on expenditures for supplementary buildings in 1950 and 1951 and for land, improvements and other outlay in 1951, exclude municipal development expenditures at Ajax, Ontario, and expenditures on business premises of Central Mortgage and Housing Corporation which are included in tables 10 and 11 of the *Annual Report 1951*, Central Mortgage and Housing Corporation, pp. 63, 64.

TABLE 29.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945 — JANUARY, 1952.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Number		
	Projects	Dwellings	Supplementary Buildings
1945—March.....	11	558	4
June.....	7	602	4
September.....	37	4,276	1
December.....	60	5,524	1
1946—March.....	59	5,288	1
June.....	83	5,675	0
September.....	78	5,513	5
December.....	80	4,660	9
1947—March.....	72	2,873	6
June.....	61	3,451	6
September.....	87	6,332	7
December.....	98	6,486	7
1948—March.....	88	4,698	8
June.....	90	6,410	4
September.....	107	8,442	0
December.....	104	7,745	0
1949—March.....	84	5,940	4
June.....	48	4,028	4
September.....	65	4,677	4
December.....	51	4,077	1
1950—March.....	37	3,081	1
June.....	45	2,264	1
September.....	30	1,282	0 ⁽²⁾
December.....	10	913	0 ⁽²⁾
1951—January.....	9	827	0 ⁽²⁾
February.....	9	743	0 ⁽²⁾
March.....	9	621	0 ⁽²⁾
April.....	9	548	0 ⁽²⁾
May.....	9	501	0 ⁽²⁾
June.....	4	438	0 ⁽²⁾
July.....	4	418	0 ⁽²⁾
August.....	3	380	0 ⁽²⁾
September.....	3	330	0 ⁽²⁾
October.....	2	282	0 ⁽²⁾
November.....	3	246	0
December.....	4	314	0
1952—January ⁽³⁾	4	288	0

(1) Operations during 1945–1947 conducted by Wartime Housing Limited.

(2) Revised.

(3) Number of municipalities in which projects were in progress at January, 1952, total 3.

TABLE 30.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, DWELLINGS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, YEAR ENDS, 1948 — 1951.

Item	Stage of Construction Yet to be Completed	Number of Dwellings			
		1948	1949	1950	1951
1.	Excavation.....	1,024	396	0	92
2.	Foundation.....	1,296	457	0	100
3.	Water and Sewer under Building.....	3,021	1,180	198	100
4.	Framing.....	2,551	1,240	80	100
5.	Doors, frames and window sash.....	2,665	1,650	63	100
6.	Chimneys.....	4,357	1,792	55	100
7.	Roofs shingled.....	3,942	1,911	66	100
8.	Plumbing roughed in.....	4,554	1,768	130	111
9.	Wiring roughed in.....	5,138	2,364	196	100
10.	Insulation.....	5,705	2,678	310	100
11.	Wall and ceiling board and taping....	6,274	3,021	595	130
12.	Finished flooring laid.....	6,373	3,011	714	116
13.	Exterior finish, including siding and trim.....	5,205	2,533	454	104
14.	Porches.....	5,390	2,417	554	105
15.	Interior trim.....	7,118	3,394	685	164
16.	Interior painting.....	7,482	3,704	831	232
17.	Hardware.....	7,327	3,723	870	252
18.	Plumbing fixtures.....	7,278	3,778	863	242
19.	Electrical work complete.....	7,482	3,784	865	234
20.	Exterior painting.....	8,575	4,189	801	100
21.	Water and sewer to main.....	3,866	1,801	206	272
22.	Electrical services connected.....	7,529	3,828	822	275
23.	Final inspection.....	7,745	4,077	913	314

TABLE 31.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION,
NUMBER OF RENTAL UNITS UNDER ADMINISTRATION AND PER CENT VACANT,
BY TYPE OF UNIT, CANADA, 1947 — 1951.

As at End of Month	Units in New Structures						Home Conversion Plan			All Units	
	Single Units		Multiple Units		Total		Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant					
1947	28,074	.5	42	—	28,116	.5	2,098	—	30,214		.5
	30,392	.6	799	.1	31,191	.6	2,079	—	33,270		.5
1948	33,260	.8	1,142	—	34,402	.7	2,013	—	36,415		.7
	33,900	.3	1,388	.1	35,288	.3	1,827	—	37,115		.3
1949	37,461	.6	1,642	.7	39,103	.6	1,512	.9	40,615		.7
	38,367	.4	1,768	.3	40,135	.4	1,213	.8	41,348		.4
1950	38,859	.5	1,768	.3	40,627	.5	1,084	2.1	41,711		.5
	38,667	.4	1,768	.7	40,435	.1	975	3.1	41,410		.4
	37,687	.5	1,768	.6	39,455	.5	794	.7	40,249		.5
	36,002	.6	1,767	.5	37,769	.7	745	.9	38,514		.6
1951	35,403	.6	1,762	.3	37,165	.6	646	1.2	37,801		.6
	34,495	.6	1,762	.4	36,257	.6	550	1.0	36,807		.6
	33,548	.6	1,762	.9	35,310	.6	535	.2	35,845		.7
	32,129	.5	1,761	.6	33,890	.5	510	1.1	34,400		.6
	30,793	.6	1,761	.6	32,554	.6	481	.6	33,035		.6
	28,649	.5	1,760	1.1	30,409	.5	453	.6	30,862		.5
	27,336	.5	1,760	1.4	30,096	.6	344	1.4	29,440		.2
	25,073	.5	1,760	1.4	26,833	.4	322	1.5	27,255		.6
	24,440	.5	1,760	.9	26,200	.5	300	1.3	26,500		.5
	23,887	.5	1,760	.6	25,697	.6	258	1.1	25,905		.5
	23,283	.5	1,760	.3	25,043	.5	241	.8	25,284		.5
	22,689	.5	1,760	.3	24,449	.5	225	—	24,674		.4

TABLE 32.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY 1949 — 1951.

Period	Number of Dwellings ⁽²⁾			Actual Expenditures ⁽²⁾ \$000		
	Started	Completed	Under Construction (At End of Period)	Housing	Land, Improvements and Other Outlay	Total
1949	2,786	20	—	10,513	1,272	11,785
1950						
January	44	42	2,768	690	74	764
February	12	101	2,679	1,656	187	1,843
March	16	101	2,594	2,486	331	2,817
1st Quarter	72	244	—	4,832	592	5,424
April	67	88	2,573	930	141	1,071
May	367	104	2,836	1,440	272	1,712
June	619	285	3,170	1,812	275	2,087
2nd Quarter	1,053	477	—	4,182	688	4,870
July	459	278	3,351	1,778	412	2,190
August	321	434	3,238	2,753	323	3,076
September	559	361	3,436	2,056	407	2,463
3rd Quarter	1,339	1,073	—	6,587	1,142	7,729
October	493	206	3,723	2,254	445	2,699
November	395	363	3,755	2,933	608	3,541
December	84	215	3,624	4,838	1,028	5,866
4th Quarter	972	784	—	10,025	2,081	12,106
Total, 1950	3,436	2,578	—	25,626	4,503	30,129
1951						
January	9	289	3,344	160	188	348
February	—	273	3,071	2,657	294	2,951
March	4 ⁽³⁾	242	2,833	3,709	351	4,060
1st Quarter	13 ⁽³⁾	804	—	6,526	833	7,359
April	114 ⁽³⁾	158	2,789 ⁽³⁾	11	2	13
May	351 ⁽³⁾	184 ⁽³⁾	2,956 ⁽³⁾	2,149	157	2,306
June	190 ⁽³⁾	181	2,965 ⁽³⁾	2,598	278	2,876
2nd Quarter	655 ⁽³⁾	523 ⁽³⁾	—	4,758	437	5,195
July	218 ⁽³⁾	176	3,007 ⁽³⁾	2,884	419	3,303
August	243	250 ⁽³⁾	3,000 ⁽³⁾	2,302	400	2,702
September	89	258 ⁽³⁾	2,831 ⁽³⁾	1,738	405	2,143
3rd Quarter	550 ⁽³⁾	684 ⁽³⁾	—	6,924	1,224	8,148
October	119	187	2,763	2,725	484	3,209
November	29	231	2,561	1,815	643	2,458
December	66	210	2,417	3,366	841	4,207
4th Quarter	214	628	—	7,906	1,968	9,874
Total, 1951	1,432	2,639	—	26,114	4,462	30,576

⁽¹⁾ Construction operations in respect to the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 33.

⁽²⁾ Not shown are 497 units in remote areas, 220 of which were completed in 1950 by the Construction Division, C.M.H.C. and 277 units completed in 1951 by Defence Construction Limited.

⁽³⁾ Revised.

TABLE 33.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY THE DEPARTMENT OF NATIONAL DEFENCE, PERMANENT AND TEMPORARY HOUSING, NUMBER OF DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947 — 1951. ⁽¹⁾

Period	Starts			Completions			Under Construction (At End of Period)			Construction Expenditures \$000		
	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total
1947	481	824	1,305	18	438	456	523	576	1,099 ⁽²⁾	522	522	1,044
1948	1,807	174	1,981	363	643	1,006	1,967	30	1,997	10,845	636	11,481
1949	391	2	393	1,731	31	1,762	—	—	—	13,732	17	13,749
1950												
1st Quarter	0	0	0	259	0	259	368	1	369	1,912	2	1,914
2nd Quarter	130	0	130	272	1	273	226	0	226	1,837	3	1,840
3rd Quarter	148	0	148	35	0	35	339	0	339	1,254	0	1,254
4th Quarter	0	0	0	62	0	62	277	0	277	573	0	573
Total, 1950	278	0	278	628	1	629	—	—	—	5,576	5	5,581
1951												
1st Quarter	0	0	0	52	0	52	225 ⁽³⁾	0	225 ⁽³⁾	9,398	5	9,403
2nd Quarter	0	0	0	4	0	4	221 ⁽³⁾	0	221 ⁽³⁾	425	0	425
3rd Quarter	0	0	0	150 ⁽³⁾	0	150 ⁽³⁾	71 ⁽³⁾	0	71 ⁽³⁾	1,693	0	1,693
4th Quarter	0	0	0	71	0	71	0	0	0	0	0	0
Total, 1951	0	0	0	277	0	277	—	—	—	11,516	5	11,521
Total, ⁽⁴⁾ Jan. 1947 — December, 1951	2,957	1,000	3,957	3,017	1,113	4,130	—	—	—	42,191	1,185	43,376

(1) Includes housing units built for employees of the Defence Research Board.

(2) Prior to January, 1947, starts were made on 60 permanent and 190 temporary units.

(3) Revised.

(4) Includes 1 083 units in remote areas. 586 were completed in 1948 and 1949, 220 in 1950 by the Construction Division, C.M.H.C., and 277 in 1951 by the Defence Construction Limited.

TABLE 34.—HOUSING OPERATIONS AND OTHER CONSTRUCTION OPERATIONS BY DEFENCE CONSTRUCTION LIMITED,
CANADA, NOVEMBER, 1950 — JANUARY, 1952.

Period	Residential Construction				Other Construction			Total		
	Number of Dwellings			Expenditure (\$000)	Contracts Awarded		Expenditure (\$000)	Contracts Awarded ⁽²⁾		Expenditure (\$000)
	For Which Contracts Awarded	Started	Completed		Number	Amount (\$000)		Number	Amount (\$000)	
Prior to Nov. 1950 ³	315	(1)	(1)	3,748	123	37,880	16,452	123	43,380	20,200
Nov.- Dec., 1950	160	(1)	0	327	26	11,403	944	26	11,454	1,271
Total, 1950	475	(1)	(1)	4,075	26	49,283	17,396	149	54,834	21,471
1951										
January	30	51	—	153	23	6,180	1,978	23	6,649	2,131
February	195	14	—	625	15	2,852	2,223	15	6,779	2,848
March	325	103	—	1,129	8	2,062	2,384	8	7,098	3,513
1st Quarter	550	168	—	1,907	46	11,094	6,585	46	20,526	8,492
April	— ⁽⁴⁾	3	—	2,734	22	10,613	3,090	22	10,613	5,824
May	105	67	—	1,351	38	39,254	2,388	38	40,256	3,739
June	—	138 ⁽⁴⁾	—	948	25	11,743	2,937	25	11,748	3,885
2nd Quarter	105 ⁽⁴⁾	208 ⁽⁴⁾	—	5,033	85	61,610	8,415	85	62,617	13,448
July	—	86 ⁽⁴⁾	—	1,210	36	27,583	6,028	36	27,587	7,238
August	—	54 ⁽⁴⁾	—	1,002	38	11,274	7,408	38	11,462	8,410
September	4	54	36	1,249	41	7,356	9,101	41	7,409	10,350
3rd Quarter	4	194 ⁽⁴⁾	36	3,461	115	46,213	22,537	115	46,458	25,998
October	100	70 ⁽⁴⁾	—	903	56	13,359	10,555	56	13,685	11,458
November	—	67	10	791	43	12,011	11,879	43	12,011	12,670
December	65	71	37	1,044	17	12,590	13,652	17	14,058	14,696
4th Quarter	165	208	47	2,738	116	37,960	36,086	116	39,754	38,824
Total, 1951	824	778 ⁽⁶⁾	83 ⁽⁶⁾	13,139	362	156,877	73,623	362	169,355	86,762
1952										
January	—	—	38	805	25	6,941	10,899	25	6,941	11,704
Total, November, 1950 — January, 1952	984	778	121	14,271	413	175,221	85,466	413	187,750	99,737

(1) Not yet available.

(2) Data shown are net of cancellations, reinstatements and adjustments.

(3) Data represent number and value of contracts taken over from Canadian Commercial Corporation.

(4) Revised.

(5) Includes 374 units started in defence projects which are in addition to starts shown in Table 21, *Annual Report, 1951*, C.M.H.C. p.87. The remaining 404 units were started in remote areas.

(6) Represents units completed in remote areas, 20 of which were in Manitoba and 63 in the Yukon. Excluded are 277 units completed in remote areas as shown in Table 33.

TABLE 35. — HOUSING OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF DEFENCE PRODUCTION,
NUMBER OF CONTRACTS AWARDED AND DWELLINGS FOR WHICH CONTRACTS HAVE BEEN AWARDED, NUMBER OF DWELLINGS
STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, JANUARY — DECEMBER, 1951.

Period	Contracts Awarded		Number of Dwellings			Expenditures \$000		
	Number	Number of Dwellings	Started	Completed	Under Construction (At end of Period)	Construction	Land and other outlay	Total
1951								
1st Quarter.....	—	—	—	—	—	—	—	—
2nd Quarter.....	1	65	15	—	15	—	—	—
3rd Quarter.....	2	65	65	—	80	—	—	—
4th Quarter.....	—	—	11	32	59	535	49	584
Total, 1951.....	3	130	91	32	—	535	49	584

TABLE 36.— CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943 — 1951.

Type of Project	Number of Dwellings			Expenditure on Dwellings Completed, Current Construction, Repairs and Other Services ⁽¹⁾ \$000
	Started	Completed	Under Construction (At End of Period)	
1. Small Holdings, Sub-Division Projects: Sept. 1943 — Dec. 1949	2,673	2,673	—	22,674
Total, 1950	—	—	—	368
Total, 1951	—	—	—	—
Sub-Total	2,673	2,673	—	23,042
2. Small Holdings, Individual Projects: Sept. 1943 — Dec. 1949	6,320	4,255	2,065	33,268
Total, 1950	1,960	1,732	2,293	9,889
Total, 1951	1,493	1,803	1,983	9,253
Sub-Total	9,773	7,790	—	52,410
3. Full-Time Farming Projects: Sept. 1943 — Dec. 1949	794	548	246	5,256
Total, 1950	296	315	227	930
Total, 1951	203	181	249	1,053
Sub-Total	1,293	1,044	—	7,239
4. Other Projects: Sept. 1943 — Dec. 1949	1,337	1,025	312	3,813
Total, 1950	55	102	265	832
Total, 1951	149	181	233	530
Sub-Total	1,541	1,308	—	5,175
5. All Projects: Sept. 1943 — Dec. 1949	11,124	8,501	2,623	65,011
Total, 1950	2,311	2,149	2,785	12,119
Total, 1951	1,845	2,165	2,465	17,136
Total, Sept. 1943 — Dec. 1951	15,280	12,815	—	94,266

(1) See p. 129.

TABLE 37.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929 — 1951.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans ⁽¹⁾	Amount of Loans \$000
May 1, 1929— Mar. 31, 1945	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948	62	85	145	66	1,813	4,663	1,828	4,814
1949	86	148	162	73	1,958	5,158	1,989	5,379
1950								
1st Quarter	9	12	16	2	253	678	255	692
2nd Quarter	15	34	25	13	297	716	303	763
3rd Quarter	30	57	63	26	725	1,785	735	1,868
4th Quarter	17	20	57	21	609	1,584	612	1,625
Total, 1950	71	123	161	62	1,884	4,763	1,905	4,948
1951								
January	5	7	13	4	154	406	156	418
February	2	7	2	1	48	135	48	142
March	1	2	1	0	16	40	16	42
1st Quarter	8	16	16	5	218	581	220	602
April	1	2	4	2	28	89	28	93
May	6	17	3	2	81	231	83	250
June	6	14	10	6	167	512	170	532
2nd Quarter	13	33	17	10	276	832	281	875
July	9	24	16	5	221	612	223	640
August	18	31	12	9	184	511	190	551
September	5	11	8	6	121	327	123	344
3rd Quarter	32	66	36	20	526	1,450	536	1,535
October	5	7	10	4	173	492	173	503
November	4	9	6	2	192	550	193	561
December	2	5	4	2	129	381	129	388
4th Quarter	11	21	20	8	494	1,423	495	1,452
Total, 1951	64	136	89	43	1,514	4,286	1,532	4,464
Total, 1929 — Dec. 1951	—	—	—	—	—	—	37,426	82,983

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 38.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — 1951.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000
1945 ⁽¹⁾	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,160
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949	434	637	904	791	43,447	44,459	44,785	45,887
1950								
1st Quarter	55	81	73	66	10,202	10,284	10,330	10,431
2nd Quarter	169	270	293	264	17,228	15,961	17,690	16,495
3rd Quarter ²	144	223	268	246	17,975	22,325	18,387	22,784
4th Quarter ²	143	224	333	274	12,090	13,199	12,566	13,707
Total, 1950 ⁽²⁾	511	798	967	850	57,495	61,769	58,973	63,417
1951								
January	32	52	28	35	811	904	871	991
February	17	39	28	26	2,831	3,386	2,876	3,451
March	54	85	103	93	5,003	5,143	5,160	5,321
1st Quarter	103	176	159	154	8,645	9,433	8,907	9,763
April ⁽²⁾	49	73	93	91	8,403	8,687	8,539	8,851
May ⁽²⁾	65	103	119	120	9,814	9,883	9,993	10,106
June ⁽²⁾	103	171	168	166	6,429	6,350	6,711	6,687
2nd Quarter	217	347	380	377	24,646	24,920	25,243	25,644
July	90	137	157	140	5,982 ⁽³⁾	6,477 ⁽³⁾	6,229 ⁽³⁾	6,754 ⁽³⁾
August	62	100	117	120	11,180 ⁽³⁾	14,046 ⁽³⁾	11,359 ⁽³⁾	14,266 ⁽³⁾
September	27	43	77	78	8,331 ⁽³⁾	11,115 ⁽³⁾	8,435 ⁽³⁾	11,236 ⁽³⁾
3rd Quarter	179	280	351	338	25,493 ⁽³⁾	31,638 ⁽³⁾	26,023 ⁽³⁾	32,256 ⁽³⁾
October	42	69	87	77	6,715	8,446	6,844	8,592
November	25	37	95	79	4,668	5,328	4,788	5,444
December	21	35	83	72	3,175	3,554	3,279	3,661
4th Quarter	88	141	265	228	14,558	17,328	14,911	17,697
Total, 1951	587	944	1,155	1,097	73,342	83,319	75,084	85,360
Total, 1945 — Dec., 1951	2,854	3,982	4,595	3,887	241,211	247,549	248,660	255,418

(1) Covers period March 1 to December 31.

(2) Estimated.

(3) Revised.

TABLE 39. — OPERATIONS UNDER THE QUEBEC HOUSING ACT,⁽¹⁾ NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — 1951.

Period	Loans Approved		Provincial Commitment		Number of Dwellings
	Number	Amount \$000	Total \$000	Average per Loan \$	
January, 1948—December, 1949	2,175	11,546	3,554	1,634	2,527
1950					
January	174	963	320	1,839	200
February	240	1,388	452	1,883	267
March	519	2,978	976	1,880	573
1st Quarter	933	5,329	1,748	1,874	1,040
April	258	1,441	421	1,631	297
May	228	1,271	391	1,715	259
June	375	2,157	638	1,701	447
2nd Quarter	861	4,869	1,450	1,684	1,003
July	288	1,588	483	1,677	380
August	315	1,881	560	1,778	360
September	238	1,603	469	1,971	277
3rd Quarter	841	5,077	1,512	1,798	1,017
October	686	4,354	1,273	1,856	777
November	241	1,537	477	1,979	287
December	622	4,328	1,323	2,127	788
4th Quarter	1,549	10,219	3,073	1,984	1,852
Total, 1950	4,184	25,494	7,783	1,860	4,912
1951					
January	283	1,753	512	1,809	329
February	281	2,046	622	2,213	446
March	1,168	8,308	2,610	2,235	1,335
1st Quarter	1,732	12,107	3,744	2,162	2,110
April	280	2,019	578	2,064	419
May	590	4,249	1,121	1,900	725
June	377	2,873	978	2,593	467
2nd Quarter	1,247	9,141	2,677	2,146	1,611
July	281	2,164	671	2,389	344
August	387	2,806	824	2,129	483
September	170	1,252	380	2,234	203
3rd Quarter	838	6,222	1,875	2,237	1,030
October	253	1,314	323	1,278	293
November	551	3,689	1,106	2,007	661
December	618	4,860	1,510	2,442	732
4th Quarter	1,422	9,863	2,939	6,727	1,686
Total, 1951	5,239	37,333	11,235	2,144	6,437
Total, January, 1948 — December, 1951	11,598	74,373	22,572	1,946	13,876

(1) An Act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec*, as amended.

REAL ESTATE LENDING AND LOANS FOR BUILDING PURPOSES

TABLE 40.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN,
CANADA, 1947—1951.

Period	Non-Farm Residential Real Estate						Non-Farm Other Real Estate						Farms			Total
	New Construction			Existing Property			New Construction			Existing Property						
	Number of Loans	Number of Dwellings	Amount of Loans \$000	Number of Loans	Number of Dwellings	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000		
1947	20,264	26,411 ⁽¹⁾	109,167	22,515	34,413	88,083	1,126	28,487	1,609	37,782	7,254	1,704	47,218	7,254	47,218	270,773
1948	29,635	37,436	173,604	24,539	38,320	98,878	1,213	35,279	1,961	45,087	7,275	1,738	59,086	7,275	59,086	360,123
1949	34,207	43,025	212,178 ²	23,549	35,554	96,992	1,042	36,912	1,578	40,451	6,916	1,579	61,955	6,916	61,955	393,446
1950	7,472	9,413	50,700	5,172	8,184	22,722	209	7,971	453	10,676	1,229	248	13,554	1,229	13,554	93,298
1st Quarter	14,289	17,665	99,463	7,318	10,146	30,607	269	10,092	486	10,107	2,333	535	22,897	2,333	22,897	152,602
2nd Quarter	14,141	16,452	93,330	7,220	10,300	31,088	292	21,150	395	10,569	1,562	336	22,384	1,562	22,384	157,699
3rd Quarter ⁽²⁾	9,922	11,828	66,654	6,115	9,216	31,735	253	8,404	394	10,983	1,944	431	17,115	1,944	17,115	119,730
4th Quarter	45,824	55,358	310,157	25,825	37,846	116,152	1,023	47,617	1,728	42,335	7,068	1,550	75,950	7,068	75,950	523,329
Total, 1950 ⁽²⁾	3,194	3,969	22,864	1,835	2,960	9,292	111	3,708	130	4,235	667	131	5,401	667	5,401	40,766
1951 ⁽²⁾	2,549	2,911	18,177	1,959	3,074	9,782	66	3,766	141	6,358	588	95	38,671	588	4,810	38,671
January	3,397	4,533	28,080	2,402	3,501	11,455	103	5,666	141	3,121	778	142	49,100	778	6,185	49,100
February	9,140	11,413	69,121	6,196	9,535	30,529	280	13,140	412	13,714	2,033	368	128,537	2,033	16,396	128,537
March	3,811	4,845	30,105	2,395	3,330	11,669	90	5,597	159	3,797	875	167	52,043	875	6,622	52,043
1st Quarter	3,646	4,379	28,087	2,460	3,632	12,872	88	2,858	145	3,163	779	149	47,759	779	6,488	47,759
April	2,602	3,105	19,532	2,156	3,070	10,566	49	2,540	116	3,611	554	110	36,803	554	5,033	36,803
May	10,059	12,329	77,724	7,011	10,032	35,107	227	10,995	420	10,571	2,208	426	136,605	2,208	18,143	136,605
2nd Quarter	2,345	2,977	17,938	2,041	2,729	8,883	60	1,664	138	2,948	327	75	31,760	327	4,659	31,760
July	2,304	2,929	16,959	1,947	2,610	8,224	37	2,037	125	2,325	357	84	29,902	357	4,497	29,902
August	1,920	2,352	14,221	1,584	2,114	6,934	60	1,941	71	1,199	252	65	24,547	252	3,700	24,547
September	6,569	8,258	49,118	5,572	7,453	24,041	157	5,642	334	6,472	936	224	86,209	936	12,856	86,209
3rd Quarter	2,008	2,600	15,650	1,791	2,564	8,938	56	2,353	85	1,710	585	125	29,236	585	4,065	29,236
October	1,618	2,162	13,869	1,515	2,315	7,780	39	1,277	99	2,297	404	102	25,856	404	3,373	25,856
November	1,309	1,748	11,429	1,145	1,593	5,575	41	1,368	83	6,100	88	88	24,876	88	2,666	24,876
December	4,935	6,510	40,948	4,451	6,472	22,293	136	4,998	267	10,107	1,622	315	79,968	1,622	10,104	79,968
4th Quarter	30,703	38,510	236,911	23,230	33,492	111,970	800	34,775	1,433	40,864	6,799	1,333	431,319	6,799	57,499	431,319
Total, 1951																

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 41 because in two instances some loans covered several single dwellings (see footnotes 1, page 77, and 3, page 78, of Table 41).

TABLE 41.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947—1951.

Period	Life Insurance Companies						Trust Companies						Loan Companies					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000	Number of Loans	Number of Units	Amount \$000	Number of Loans	Number of Units	Amount \$000	Number of Loans	Number of Units
1947	14,365 ⁽¹⁾	67,724	1,301	6,055	20,463	893	3,093	129	412	860	2,973	1,214	11,657	340	1,214	3,300		
1948	20,912	108,562	2,103	8,149	32,355	1,643	7,802	112	409	922	3,762	1,432	15,322	450	1,432	3,484		
1949	24,311	136,737	1,959	8,865	36,435	1,836	8,982	81	258	755	4,504	1,583	19,235	515	1,583	3,577		
1950																		
1st Quarter	5,596	34,804	368	1,952	3,038	218	1,137	34	99	273	1,046	399	4,832	135	399	1,225		
2nd Quarter	11,285	70,965	844	3,579	16,748	379	1,987	40	131	325	1,259	649	5,773	206	649	1,827		
3rd Quarter	10,994	69,236	713	2,527	11,308	366	1,737	54	127	402	1,571	567	7,378	200	567	1,812		
4th Quarter ⁽²⁾	7,641	47,998	613	2,253	15,071	384	2,031	51	134	362	994	280	4,836	102	280	670		
Total, 1950 ⁽²⁾	35,516	223,003	2,538	10,311	46,165	1,347	6,892	179	491	1,362	4,870	1,895	22,819	643	1,895	5,534		
1951 ⁽²⁾																		
January	2,568	15,993	218	919	4,525	101	582	20	46	146	238	55	1,294	17	55	147		
February	2,099	14,531	139	435	1,917	50	298	6	15	34	215	77	1,123	29	77	207		
March	2,708	18,672	206	1,215	6,474	106	695	11	41	94	313	123	1,668	38	123	361		
1st Quarter	7,375	49,196	563	2,569	12,916	257	1,575	37	102	274	766	255	4,085	84	255	714		
April	3,056	21,742	200	1,051	5,173	121	680	22	56	172	323	165	1,670	52	165	391		
May	2,859	20,536	226	816	4,068	172	1,304	13	40	87	308	65	1,528	25	65	172		
June	2,040	14,454	146	593	2,612	78	531	9	22	57	281	52	1,537	22	52	134		
2nd Quarter	7,955	56,732	572	2,460	11,853	371	2,515	44	118	316	912	282	4,735	99	282	697		
July	1,743	12,245	115	611	2,964	114	599	15	32	101	250	66	1,312	25	66	158		
August	1,704	11,761	155	562	2,458	76	501	20	44	139	234	191	1,104	43	191	366		
September	1,541	10,774	132	496	2,193	52	288	6	15	20	139	61	586	22	61	150		
3rd Quarter	4,988	34,780	402	1,669	7,615	242	1,388	41	91	260	623	318	3,062	90	318	674		
October	1,586	11,061	130	684	3,284	71	327	12	23	83	187	46	800	19	46	66		
November	1,230	9,508	111	579	2,811	80	396	7	12	47	131	54	131	20	54	105		
December	1,016	8,053	124	512	2,516	42	230	3	4	19	106	61	461	14	61	114		
4th Quarter	3,832	28,622	365	1,775	8,611	193	954	22	39	149	424	161	1,896	53	161	285		
Total, 1951	24,150	169,330	1,902	8,473	40,995	1,063	6,432	144	350	999	2,725	1,016	13,778	326	1,016	2,370		

(1) Includes one loan approved for 2 single units and one for 21 single units.

(2) Revised. In 1951, data for the period January to September are revised.

TABLE 41.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF DWELLING, CANADA, 1947—1951—Continued.

Period	Mutual Societies ⁽¹⁾						Fire Insurance Companies						All Lending Institutions ⁽²⁾					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	Number of Loans	Amount \$000	Number of Loans of Units	Number of Units	Amount \$000	Number of Loans	Number of Loans of Units	Amount \$000	Number of Loans	Number of Loans of Units	Amount \$000	Number of Loans	Number of Loans of Units	Amount \$000	Number of Loans	Number of Loans of Units	Amount \$000	
1947	103	549	143	355	1,313	2	37	171	18,336 ⁽³⁾	39	83,060	1,928	8,075	26,107				
1948	380	2,134	256	684	2,757	4	26	240	26,701	61	133,846	2,943	10,735	39,758				
1949	658	3,768	284	881	2,255	38	183	250	31,347	91	168,905	2,860	11,678	43,273				
1950																		
1st Quarter	48	207	23	46	159	3	17	10	6,911	6	40,997	561	2,502	9,704				
2nd Quarter	189	1,237	79	181	543	4	24	39	13,116	9	79,981	1,173	4,549	19,482				
3rd Quarter	198	1,096	41	98	335	4	24	—	13,133	—	79,471	1,008	3,319	13,858				
4th Quarter ⁽⁴⁾	110	530	18	23	119	7	36	11	9,136	2	55,431	786	2,692	11,233				
Total, 1950 ⁽⁴⁾	545	3,065	161	348	1,156	18	101	60	42,296	17	255,880	3,528	13,062	54,277				
1951 ⁽¹⁾																		
January	27	115	5	15	33	—	—	—	2,934	—	18,013	260	1,035	4,851				
February	4	22	7	16	44	—	—	—	2,368	—	15,974	181	543	2,202				
March	3	27	12	24	78	—	—	—	3,130	—	21,073	267	1,403	7,007				
1st Quarter	34	164	24	55	155	—	—	—	8,432	—	55,060	708	2,981	14,060				
April	16	57	21	57	190	—	—	—	3,516	—	24,179	295	1,329	5,926				
May	7	31	36	112	361	—	—	—	3,346	—	23,399	300	1,033	4,688				
June	16	177	7	20	64	3	15	—	2,118	—	16,664	184	687	2,868				
2nd Quarter	39	245	64	189	615	3	15	—	9,280	—	64,242	779	3,049	13,482				
July	76	466	7	85	93	—	—	—	2,183	—	14,622	162	794	3,316				
August	41	270	30	76	291	1	8	—	2,056	—	13,704	248	873	3,255				
September	12	71	16	36	139	—	—	—	1,744	—	11,719	176	608	2,502				
3rd Quarter	129	807	53	197	523	1	8	—	5,983	—	40,045	586	2,275	9,073				
October	3	30	—	—	—	—	—	—	1,847	—	12,217	161	753	3,433				
November	14	77	25	62	292	—	—	—	1,455	—	10,615	163	707	3,255				
December	3	23	1	4	13	—	—	—	1,167	—	8,770	142	581	2,659				
4th Quarter	20	130	26	66	305	—	—	—	4,469	—	31,602	466	2,041	9,347				
Total, 1951	222	1,386	167	507	1,598	4	23	—	28,164	—	190,949	2,539	10,346	45,962				

(1) Including mutual benefit societies and pension fund associations.
(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in column 2 to 4 of Table 40.
(3) Includes one loan approved for 2 single units and one for 21 single units.
(4) Revised. In 1951 data for the period January to September are revised.

TABLE 42.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED,
GREATER TORONTO AREA AND PROVINCE OF ONTARIO,
1939 — 1951.

Period	Mortgages Registered		Mortgages Discharged	
	Greater Toronto	Ontario	Greater Toronto	Ontario
1939	7,329	27,973 ⁽¹⁾	6,480	25,087 ⁽¹⁾
1940	8,633	29,860 ⁽¹⁾	7,084	26,873 ⁽¹⁾
1941	11,841	36,387 ⁽¹⁾	8,646	32,065 ⁽¹⁾
1942	14,961	38,516 ⁽¹⁾	10,425	37,002 ⁽¹⁾
1943	13,401	37,045 ⁽¹⁾	11,307	41,638 ⁽¹⁾
1944	17,759	47,595 ⁽¹⁾	14,845	50,279 ⁽¹⁾
1945	17,638	52,517	17,667	57,539
1946	22,289	69,048	21,770	66,341
1947	24,095	73,543	22,485	64,744
1948	29,527	86,754	23,301	66,067
1949	39,093	104,403	25,483	68,336
1950				
1st Quarter	8,148	21,492	5,956	16,021
2nd Quarter	10,977	28,954	7,167	19,277
3rd Quarter	11,370	29,991	6,763	18,191
4th Quarter	11,275	29,740	7,403	19,911
Total, 1950	41,770	110,177	27,289	73,400
1951				
1st Quarter	8,792	— ⁽²⁾	6,373	— ⁽²⁾
2nd Quarter	12,510	— ⁽²⁾	8,028	— ⁽²⁾
3rd Quarter	10,360	— ⁽²⁾	6,659	— ⁽²⁾
4th Quarter	9,983	— ⁽²⁾	6,871	— ⁽²⁾
Total, 1951	41,645	— ⁽³⁾	27,931	— ⁽³⁾

(1) Revised series (see p. 130).

(2) Not available.

(3) Not yet available.

TABLE 43.— LOANS FOR BUILDING PURPOSES AND OTHER LOANS⁽¹⁾ MADE BY
CHARTERED BANKS, CANADA, 1939 — 1951.
(Millions of Dollars)

Year	Class of Loans					Building Loans as a Percentage of Total Loans
	Building	Agricultural	Financial	Manufacturing and Other	Total	
1939	45.8	268.4	220.0	609.3	1,143.5	4.0
1940	52.1	289.1	207.3	636.3	1,184.8	4.4
1941	50.4	340.3	214.1	670.3	1,275.1	4.0
1942	49.4	340.1	147.8	569.0	1,106.3	4.5
1943	45.5	295.8	166.8	569.7	1,077.8	4.2
1944	39.0	267.0	209.5	534.1	1,049.6	3.7
1945	47.6	180.8	337.3	573.8	1,139.5	4.2
1946	71.8	177.5	382.4	807.2	1,438.9	5.0
1947	93.9	215.2	347.8	1,281.3	1,938.2	4.8
1948	103.6	265.2	341.8	1,390.1	2,100.7	4.9
1949	113.3	374.5	394.5	1,526.1	2,408.4	4.7
1950						
March	100.3	308.4	439.1	1,580.6	2,428.4	4.1
June	123.9	286.7	500.9	1,642.7	2,554.2	4.9
September	122.7	348.9	430.6	1,673.1	2,575.3	4.8
December	126.7	402.9	609.7	1,772.4	2,911.6	4.4
1951						
March	125.6	359.0	517.4	2,101.5	3,103.5	4.0
June	151.4	356.4	467.6	2,169.4	3,144.8	4.8
September	151.8	397.5	454.4	2,150.0	3,153.7	4.8
December	132.6	455.2	557.3	1,990.0	3,137.1	4.2

(1) Annual data for the period 1939-1946 refer to loans outstanding at the end of October, and as at the end of September for the period 1947-1949.

SECTION 5
BUILDING MATERIALS

TABLE 44.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER,
OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC
DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING
LUMBER, CANADA, 1939 — 1951.
(1939 = 100)

Period	Production			Domestic Disappearance
	Lumber	Other Construction Materials	Total	
1939.....	100.0	100.0	100.0	100.0
1940.....	116.7	123.0	118.2	120.0
1941.....	124.6	148.0	130.3	143.7
1942.....	124.5	136.1	127.3	134.2
1943.....	110.2	123.1	113.3	118.3
1944.....	114.0	131.4	118.2	127.9
1945.....	114.0	147.6	122.1	144.3
1946.....	128.4	174.4	139.6	170.7
1947.....	134.9	209.7	153.6	198.6
1948.....	134.2	236.3	158.2	227.4
1949.....	133.4	262.5	168.0	269.5
1950				
January.....	83.1	228.6	119.2	214.1
February.....	115.3	217.1	140.4	208.2
March.....	140.5	240.5	165.1	244.9
April.....	101.5	229.4	133.2	241.8
May.....	155.3	264.1	182.1	308.3
June.....	216.2	291.7	234.6	339.2
July.....	212.8	276.3	228.2	324.4
August.....	227.7	297.6	244.7	330.9
September.....	180.0	301.1	209.8	345.8
October.....	157.4	347.0	204.4	377.8
November.....	122.0	322.7	171.7	347.1
December.....	115.5	257.0	150.5	258.4
Annual Average.....	152.3	272.8	182.0	295.0
1951 ⁽¹⁾				
January.....	132.2	286.3	170.4	288.3
February.....	146.6	268.3	176.7	272.9
March.....	153.9	293.1	188.3	316.6
April.....	122.9	300.3	166.9	324.5
May.....	182.3	322.1	216.8	349.9
June.....	248.3	304.9	261.9	326.3
July.....	228.1	285.3	241.9	299.2
August.....	210.7	305.1	233.8	325.5
September.....	167.7	286.5	197.0	300.0 ⁽²⁾
October.....	145.0	259.1	173.2	259.3
November.....	102.9	217.6	131.0	228.9
December.....	96.1	157.2	111.2	141.6
Annual Average.....	161.4	273.8	189.1	286.1

(1) Preliminary.

(2) Revised

TABLE 45. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939 — 1951.
(In Units Specified)

Period	Lumber and Lumber Products			Gypsum Products		
	Sawn Lumber ⁽¹⁾	Hardwood Flooring ⁽²⁾	Wood Fibre Building Board	Gypsum Wallboard	Gypsum Lath ⁽³⁾	Gypsum Plaster ⁽¹⁾
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{2}$ "B.	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
1939	3,976.9	—	98.1	78.1	—	69.9
1940	4,629.1	—	130.8	114.5	—	69.9
1941	4,941.1	—	169.4	154.8	—	80.2
1942	4,935.1	—	154.7	164.4	—	51.5
1943	4,363.6	—	159.4	192.2	—	39.9
1944	4,512.2	—	153.8	179.2	—	65.6
1945	4,514.2	—	164.7	134.0	59.9	67.1
1946	5,083.3	41,318	161.8	203.4	75.0	97.3
1947	5,877.9	52,250	203.1	213.7	111.1	119.7
1948	5,908.8	66,007	220.7	237.7	153.0	137.1
1949	5,915.0	79,500	227.7	230.6	174.0	160.8
1950						
1st Quarter	1,204.5	19,400	45.7	60.9	48.7	35.9
2nd Quarter	1,681.4	19,200	52.6	55.3	55.8	41.3
3rd Quarter	2,205.5	20,400	58.9	49.3	55.7	46.2
4th Quarter	1,403.6	28,800	70.1	61.9	58.7	45.1
Total, 1950	6,495.0	87,800	227.3	227.4	218.9	168.5
1951						
January	461.3 ⁽⁴⁾	6,450	23.8 ⁽⁴⁾	20.1	20.8	14.7
February	509.8 ⁽⁴⁾	7,144	22.6 ⁽⁴⁾	18.8	21.6	12.8
March	538.9 ⁽⁴⁾	8,056	26.0 ⁽⁴⁾	20.6	20.4	15.4
1st Quarter	1,510.0 ⁽⁴⁾	21,650	72.4 ⁽⁴⁾	59.5	62.8	42.9
April	419.8 ⁽⁴⁾	6,861	24.5 ⁽⁴⁾	20.1	21.6	15.5
May	636.9 ⁽⁴⁾	6,570	26.0 ⁽⁴⁾	19.0	20.1	15.7
June	813.3 ⁽⁴⁾	6,437	22.9 ⁽⁴⁾	19.2	22.3	16.0
2nd Quarter	1,870.0 ⁽⁴⁾	19,868	73.4 ⁽⁴⁾	58.3	64.0	47.2
July	747.3 ⁽⁴⁾	7,364	24.5 ⁽⁴⁾	12.5	15.8	12.4
August	696.3	7,479	27.0 ⁽⁴⁾	23.7	19.4	16.2
September	554.3	8,629	24.4 ⁽⁴⁾	21.0	16.1	14.2
3rd Quarter	1,997.9	23,472	75.9 ⁽⁴⁾	57.2	51.3	42.8
October	479.3	8,206	27.4	18.9	17.7	16.0
November	360.4	6,107	24.7	20.0	15.1	13.7
December	317.7	5,197	18.6	16.3	12.3	7.6
4th Quarter	1,157.4	19,510	70.7	55.2	45.1	37.3
Total, 1951	6,535.3	84,500	292.4	230.2	223.2	170.2

(1) Data for 1950 and 1951 are estimated (see p. 131).

(2) Data for the period 1939-1945 are not available (see p. 131).

(3) Data for the period 1939-1944 are not available.

(4) Revised.

TABLE 45. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939 — 1951 — *Continued*.
(In Units Specified)

Period	Plumbing and Heating Equipment					Builders' ⁽¹⁾ Hardware
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	\$000
1939	25.1	14.5	4,982.6	96.8	23.0	2,541.9
1940	29.8	10.0	5,758.3	98.6	24.8	2,691.8
1941	31.3	13.0	6,417.1	87.2	36.5	4,281.6
1942	27.1	10.2	6,568.9	56.1	22.0	3,778.7
1943	23.5	10.7	6,740.9	85.9	11.5	3,749.0
1944	25.8	11.7	6,983.9	85.2	16.1	3,963.4
1945	35.2	13.6	7,179.1 ⁽²⁾	128.8	57.2	4,328.5
1946	46.6	14.3	8,006.9 ⁽²⁾	138.4	76.6	5,596.8
1947	54.3	18.1	8,726.7 ⁽²⁾	157.7	121.0	5,903.9
1948	64.3	18.2	8,585.7 ⁽²⁾	190.0	146.7	9,766.8
1949	80.7	15.5	7,200.0 ⁽²⁾	192.2	185.2	10,090.4
1950						
1st Quarter	15.1	4.8	1,842.6	50.0	53.5	2,437.3
2nd Quarter	15.3	4.5	1,474.3	38.6	59.4	2,166.9
3rd Quarter	26.1	4.5	1,531.9	43.6	54.5	2,307.6
4th Quarter	30.7	6.1	1,839.9	49.4	55.6	2,719.2
Total, 1950	87.3	19.9	6,688.7	181.6	223.0	9,631.0
1951						
January	7.2	2.2	770.3	13.2	20.3	1,001.7
February	8.1	2.1	594.9	9.0	28.7	1,000.1
March	8.1	2.3	472.7	14.2	25.3	1,068.0
1st Quarter	23.4	6.6	1,837.9	36.4	74.3	3,069.8
April	7.6	2.2	735.2	13.3	26.7	1,065.0
May	7.6	2.4	813.4	17.3	24.7	1,084.7
June	5.4	1.7	807.3	11.8	31.7	1,032.3
2nd Quarter	20.6	6.3	2,355.9	42.4	83.1	3,182.0
July	4.8	1.0	383.3	5.8	25.6	856.9
August	7.2	1.1	537.0	16.2	19.8	773.8
September	7.5	1.2	475.3	15.8	20.2	834.8
3rd Quarter	19.5	3.3	1,395.6	37.8	65.6	2,465.5
October	9.5	1.3	655.5	13.5	27.8	847.7
November	4.2	.8	607.2	13.0	22.3	950.9
December	3.1	.5	293.8	13.1	15.2	754.3
4th Quarter	16.8	2.6	1,556.5	39.6	65.3	2,552.9
Total, 1951	80.3	18.8	7,145.9	156.2	288.3	11,270.2

(1) Data for 1950 and 1951 are estimated (see p. 132).
(2) Revised.

TABLE 45. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939 — 1951 — *Continued*.
(In Units Specified)

Period	Electrical Wire and Wiring Devices ⁽¹⁾				Mineral Wool ⁽²⁾	
	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable	Batts	Granulated and Loose
	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet	Millions of Sq. Ft.	Millions of Cu. Ft.
1939	—	—	—	—	9.1	1.8
1940	—	—	—	—	20.3	1.9
1941	—	—	—	—	32.8	2.0
1942	—	—	—	—	44.7	2.7
1943	—	—	—	—	73.6	3.9
1944	—	—	—	—	35.1	4.5
1945	—	—	—	—	34.4	5.4
1946	1,808.7	1,392.8	1,272.3	45.4	54.8	10.1
1947	2,344.6	2,121.2	5,794.5	67.0	82.3	9.8
1948	2,627.5	2,202.4	9,190.4	81.1	93.4	10.1
1949	2,058.4	1,995.0	6,798.8	87.2	137.8	14.8
1950						
1st Quarter	513.7	383.9	1,038.3	24.8	27.6	3.2
2nd Quarter	495.6	410.9	627.0	21.1	33.9	2.8
3rd Quarter	537.2	489.1	1,138.6	29.4	46.6	3.8
4th Quarter	641.0	555.8	1,233.7	32.5	42.7	4.3
Total, 1950	2,187.5	1,839.7	4,037.6	107.8	150.8	14.1
1951						
January	213.7	205.1	317.5	11.3	14.4 ⁽³⁾	1.0
February	182.2	182.4	290.0	11.4	10.8	.9 ⁽³⁾
March	182.7	159.1	382.4	11.1	11.7	.6 ⁽³⁾
1st Quarter	578.6	546.6	989.9	33.8	36.9 ⁽³⁾	2.5 ⁽³⁾
April	206.5	161.9	324.3	10.6	11.8	.7 ⁽³⁾
May	220.7	241.2	375.2	8.4	11.9	.8 ⁽³⁾
June	163.3	229.1	248.7	8.7	12.4	.9 ⁽³⁾
2nd Quarter	590.5	632.2	948.2	27.7	36.1	2.5 ⁽³⁾
July	186.5	150.9	194.9	5.4	13.2 ⁽³⁾	.9
August	141.6	145.1	416.7	5.7	14.9	1.0 ⁽²⁾
September	144.3	109.4	424.1	3.5	13.5	1.2 ⁽³⁾
3rd Quarter	472.4	405.4	1,035.7	14.6	41.6 ⁽³⁾	3.1 ⁽³⁾
October	169.9	140.5	492.0	4.3	15.9	1.4
November	150.0	130.8	418.8	5.4	12.5	1.3
December	118.2	87.3	281.4	5.6	6.7	.8
4th Quarter	438.1	368.6	1,192.2	15.3	35.1	3.5
Total, 1951	2,079.6	1,952.8	4,166.0	91.4	149.7	11.6

(1) Data for the period 1939-1945 are not available.

(2) Data for the period 1939-1945 are factory sales.

(3) Revised.

TABLE 45. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939 — 1951 — *Continued*.
(In Units Specified)

Period	Cement and Cement Products			Sanitary Ware		
	Cement	Concrete Blocks ⁽¹⁾	Cement Pipe and Tile ⁽¹⁾	Bath Tubs	Sinks ⁽¹⁾	Wash Basins ⁽¹⁾
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units
1939	5.7	—	—	42.4	—	—
1940	6.9	—	—	48.7	—	—
1941	8.5	—	—	65.3	—	—
1942	8.6	—	—	67.0	—	—
1943	8.0	—	—	31.6	—	—
1944	7.6	—	—	48.9	—	—
1945	7.8	—	—	56.3	—	—
1946	10.7	31.7	94.8	57.9	103.7	78.6
1947	12.2	39.8	134.7	81.1	120.7	91.7
1948	14.0	50.2	159.3	102.1	139.6	109.7
1949	16.1	48.2	117.1	132.5	192.0	140.8
1950						
1st Quarter	3.6	10.4	25.1	41.7	40.7	49.9
2nd Quarter	4.1	21.0	39.4	32.9	44.8	55.5
3rd Quarter	4.5	24.3	34.3	29.4	42.3	43.3
4th Quarter	4.5	19.6	32.8	35.1	38.9	52.4
Total, 1950	16.7	75.3	131.6	139.1	166.7	201.1
1951						
January	1.3	5.8 ⁽²⁾	10.9	14.0	15.6	16.7
February	1.3 ⁽²⁾	5.0 ⁽²⁾	9.4	11.2	9.0	17.7
March	1.4	6.2 ⁽²⁾	16.5	12.1	11.3	20.0
1st Quarter	4.0 ⁽²⁾	17.0 ⁽²⁾	36.8	37.3	35.9	54.4
April	1.5	6.8 ⁽²⁾	20.6	11.7	14.2	18.9
May	1.5	8.0 ⁽²⁾	23.4	13.2	11.8	20.6
June	1.4	9.4 ⁽²⁾	25.3	13.1	11.9	19.7
2nd Quarter	4.4	24.2 ⁽²⁾	69.3	38.0	37.9	59.2
July	1.5	7.8 ⁽²⁾	20.8	8.8	7.0	15.3
August	1.5	7.8	27.4	10.5	9.7	17.1
September	1.5	6.5 ⁽²⁾	22.9	8.5	7.9	15.4
3rd Quarter	4.5	22.1 ⁽²⁾	71.1	27.8	24.6	47.8
October	1.5	6.8	25.0	13.4	7.4	14.3
November	1.5	5.7	19.1	7.4	7.6	12.5
December	1.2	3.7	13.3	3.6	3.3	7.6
4th Quarter	4.2	16.2	57.4	24.4	18.3	34.4
Total, 1951	17.1	79.5	234.6	127.5	116.7	195.8

(1) Data for the period 1939-1945 are not available. Cement pipe and tile includes drainpipe, sewer pipe, water pipe and culvert tile.

(2) Revised.

TABLE 45. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939 — 1951 — *Concluded*.
(In Units Specified)

Period	Clay Products				Asphalt Products	
	Building Brick ⁽¹⁾	Flue Linings ⁽²⁾	Vitrified Sewer Pipe ⁽²⁾	Structural Tile	Asphalt ⁽³⁾ Shingles	Tar and Asphalt Felts ⁽⁴⁾
	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons	Thousands of Squares	Thousands of Tons
1939	165.0	—	—	86.1	524.1	—
1940	191.2	—	—	105.1	613.2	—
1941	208.9	—	—	117.5	794.7	28.3
1942	169.3	—	—	109.9	689.9	27.4
1943	138.7	—	—	84.5	862.0	24.4
1944	154.8	—	—	87.8	1,105.6	25.0
1945	190.9	—	—	90.2	1,432.2	29.5
1946	274.1	940.1	3,055.9	134.4	1,982.6	38.1
1947	295.4	1,025.0	3,959.1	150.2	2,085.6	46.7
1948	316.7	1,197.6	5,066.7	157.3	2,040.3	45.3
1949	338.0	1,213.0	4,363.0	172.5	2,531.0	39.9
1950						
1st Quarter	68.1	353.7	1,022.8	40.2	409.5	9.0
2nd Quarter	91.5	246.7	1,164.5	47.0	786.9	11.5
3rd Quarter	106.6	361.6	1,313.2	52.7	1,017.1	13.2
4th Quarter	99.5	347.8	1,400.4	44.1	589.5	14.8
Total, 1950	365.7	1,309.8	4,900.9	184.0	2,803.0	48.5
1951						
January	29.8	122.7	315.8	13.8	150.2	3.9
February	24.2	117.9	434.2	12.2	191.6	3.8
March	28.4	152.5	340.3	14.4	204.9	5.2
1st Quarter	82.4	393.1	1,090.3	40.4	546.7	12.9
April	30.3	97.5	299.3	12.5	221.3	5.3
May	37.1	95.9	304.1	17.1	284.9	5.0
June	36.7	111.2	325.3	18.6	264.7 ⁽⁵⁾	4.2
2nd Quarter	104.1	304.6	928.7	48.2	770.9 ⁽⁵⁾	14.5
July	37.9	128.9	366.2	19.1	256.6 ⁽⁵⁾	3.4
August	36.8	104.6	323.4	18.8 ⁽⁵⁾	282.6 ⁽⁵⁾	4.3
September	33.5 ⁽⁵⁾	144.5	315.8	16.8 ⁽⁵⁾	230.5	3.6
3rd Quarter	108.0 ⁽⁵⁾	378.0	1,005.4	54.7 ⁽⁵⁾	769.7 ⁽⁵⁾	11.3
October	35.5	149.1	323.9	18.5	229.5	3.7
November	31.8	129.0	301.6	15.4	125.4	3.8
December	24.3	112.0	293.8	14.6	63.8	2.6
4th Quarter	91.6	390.1	919.3	48.5	418.7	10.1
Total, 1951	386.1	1,465.8	3,943.7	191.8	2,506.0	48.8

(1) Data on production of Building Brick for the period 1949-1951 are estimated (see p. 131).

(2) Data for the period 1939-1945 are not available.

(3) Includes siding.

(4) Data for the period 1939-1940 are not available.

(5) Revised.

TABLE 46. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — 1951.
(In Units Specified)

Period	Plumbing and Heating Equipment						Sanitary Ware			
	Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters		Bath Tubs		Sinks	
	Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1949										
March	.8	.9	13.7	.3	10.9	14.8	11.5	1.1	18.1	5.4
June	.8	1.6	17.2	1.3	14.9	15.1	9.9	2.2	16.7	6.9
September	1.8	1.0	19.1	2.0	14.9	11.1	13.8	2.3	13.8	7.9
December	1.7	.7	11.1	1.2	16.0	18.1	9.5	1.2	12.0	13.9
1950										
March	.6	2.2	18.1	1.2	17.7	21.7	8.3	11.0	16.9	15.8
June	1.3	3.9	13.1	.9	21.0	21.5	13.4	12.4	13.2	21.5
September	2.5	2.1	17.9	.9	20.9	17.7	13.7	2.7	20.5	14.2
December	2.0	1.6	9.3	1.8	13.3	18.3	11.7	1.5	12.2	10.2
1951										
January	1.9	1.2	14.8	1.1	18.4	16.7	14.0	1.2	14.7	10.8
February	1.8	1.5	8.8	1.5	24.7	17.4	11.6	.9	12.6	8.2
March	2.0	1.6	14.2	1.5	22.1	18.8	11.3	1.5	11.3	9.0
April	1.6	2.4	13.2	1.5	21.6	22.4	11.4	1.8	14.3	8.0
May	1.2	3.5	18.1	.7	19.3	23.5	12.3	2.6	10.2	9.1
June	1.3	4.0	12.0	.5	24.5	25.6	10.7	4.9	8.3	12.2
July	1.4	4.1	5.8	.5	16.0	33.8	6.9	6.8	4.7	16.1
August	1.3	3.9	15.8	1.0	14.5	36.1	8.6	8.4	7.8	17.9
September	1.4	3.6	15.3	1.5	16.0	38.7	6.6	10.2	5.5	20.3
October	1.7	3.6	14.1	.8	16.9	45.6	6.3	11.3	6.4	21.2
November	1.3	3.2	12.2	1.7	14.6	50.7	4.6	14.0	4.6	24.3
December	.6	3.2	12.6	2.2	9.6	54.1	3.9	13.2	3.3	24.4

TABLE 46. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — 1951 — *Continued*.
(In Units Specified)

Period	Gypsum Products						Clay Products			
	Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Building Brick		Flue Linings	
	Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Bricks		Thousands of Feet	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1949										
March	19.7	1.9	14.5	1.8	14.4	1.2	23.0	19.5	108.3	33.4
June	19.6	1.3	15.6	.8	17.6	1.0	29.1	24.1	91.9	20.5
September	17.2	1.2	17.0	1.3	18.7	1.1	30.5	25.7	78.0	13.2
December	21.2	1.2	15.9	.7	15.5	.9	23.9	30.1	99.1	35.9
1950										
March	22.9	2.1	17.3	1.4	15.8	1.2	25.7	30.0	92.0	131.0
June	19.4	1.2	20.1	1.2	17.8	1.0	36.6	26.2	112.2	73.4
September	19.2	1.4	20.6	1.5	18.9	.9	36.0	25.4	163.7	10.5
December	16.8	2.6	19.6	2.1	14.9	.9	28.3	22.2	104.7	20.6
1951										
January	20.0	2.7	20.5	2.3	16.8	1.1	28.3	23.7	106.1	37.2
February	18.3	3.2	20.9	2.9	15.0	1.0	23.5	23.6	102.8	48.2
March	21.8	2.0	21.0	2.3	17.8	1.1	27.9	23.2	166.2	34.5
April	19.5	2.6	21.5	2.4	17.9	1.2	27.2	25.4	95.9	36.0
May	19.1	2.5	20.8	1.7	18.2	1.2	35.7	25.1	92.4	39.5
June	19.2	2.4	22.2	1.7	18.7	1.1	35.2	25.4	106.1	44.7
July	13.2	1.7	15.0	2.5	15.0	.5	34.9	27.2	131.2	43.3
August	23.3	2.1	19.5	2.4	18.9	.8	34.5	28.3	104.7	43.2
September	20.3	2.8	16.4	2.0	16.3	.9	30.2	28.5	119.8	67.9
October	19.2	2.5	17.7	2.0	18.5	1.0	34.8	29.4	128.3	88.7
November	19.8	2.8	15.4	1.7	16.0	1.0	26.9	33.2	95.6	122.1
December	16.5	2.6	11.4	2.5	8.8	1.0	16.4	38.1	76.8	157.3

TABLE 46. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — 1951 — *Concluded.*
(In Units Specified)

Period	Electrical Wire and Wiring Devices						Cement		Mineral Wool Batts	
	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable					
	Thousands of Units		Thousands of Units		Millions of Feet		Millions of Barrels of 350 lbs.		Millions of Sq. Ft.	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1949										
March	223.5	135.2	902.1	141.3	4.8	4.9	1.4	1.2	6.3	1.5
June	217.5	258.4	540.1	414.7	5.4	4.3	1.6	.7	9.5	1.2
September	120.6	42.9	275.0	143.3	9.2	.7	1.6	.2	14.4	2.1
December	140.1	60.0	309.4	152.7	9.4	1.4	.8	.8	11.6	2.0
1950										
March	163.8	110.9	147.5	399.6	5.7	7.8	1.2	1.8	10.1	2.6
June	130.0	95.4	375.9	272.2	11.3	2.4	1.8	.6	15.1	2.6
September	182.2	96.6	419.4	144.7	10.2	1.9	1.6	.2	16.8	1.7
December	186.2	59.4	293.0	78.8	10.1	1.7	.8	.7	9.6	1.6
1951										
January	226.5	57.6	260.0	36.4	11.3	1.7	.9	1.1	13.3	2.7
February	202.0	37.8	281.7	45.7	9.9	2.2	.9	1.4	10.5	3.0
March	193.6	27.0	392.2	35.9	10.9	2.5	1.4	1.5	11.3	3.4
April	179.9	46.6	330.0	30.2	9.4	3.6	1.5	1.4	12.2	3.0
May	213.4	60.9	366.8	38.7	6.7	5.3	1.9	1.0	11.4	3.5
June	150.6	68.2	252.7	34.7	7.6	6.3	1.7	.7	12.4	3.5
July	160.0	94.5	179.1	50.5	4.9	6.8	1.6	.4	12.6	4.2
August	109.4	127.6	351.8	115.3	5.2	7.4	1.8	.4	15.0	4.0
September	153.1	118.8	426.1	113.2	5.0	5.9	1.5	.4	14.5	3.0
October	125.2	162.0	432.1	141.8	5.8	4.4	1.6	.2	14.9	4.0
November	99.5	214.9	492.0	217.0	6.2	3.6	1.3	.4	12.7	3.8
December	78.4	255.6	249.2	252.3	4.3	4.8	.8	.9	7.2	3.2

TABLE 47. — IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1939 — 1951.
(In Units Specified)

Period	Lumber and Lumber Products		Sanitary Ware		Cement
	Hardwood Flooring	Wallboard Building Board	Bath Tubs	Closets, Sinks and Basins	
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ "B	\$000	\$000	Thousands of Barrels of 350 lbs.
1939	1,542	13.1	74	86	16.7
1940	1,740	14.1	56	77	13.2
1941	365	9.5	2	11	12.0
1942	7	5.1	0	3	26.3
1943	10	3.3	1	1	18.6
1944	187	9.9	0	2	14.0
1945	702	12.1	7	254	32.7
1946	404	18.7	206	535	350.1
1947	1,157	39.9	1,044	205	1,248.6
1948	8	18.3	231	83	1,120.7
1949	8,258	95.5	493	374	2,284.0
1950					
1st Quarter	1,813	8.3	80	97	24.6
2nd Quarter	1,431	4.8	162	134	188.3
4th Quarter	2,173	8.7	153	118	636.2
4th Quarter	1,584	12.0	165	202	537.1
Total, 1950	7,001	33.8	560	551	1,386.2
1951					
January	771	1.6	98	60	48.4
February	328	1.0	33	72	35.9
March	883	2.0	108	109	101.0
1st Quarter	1,982	4.6	239	241	185.3
April	1,032	2.2	81	134	202.0
May	1,000	2.7	111	163	284.0
June	820	1.7	91	76	217.9
2nd Quarter	2,852	6.6	283	373	703.9
July	972	1.4	86	58	388.5
August	1,048	2.6	46	73	403.2
September	920	1.7	34	35	309.7
3rd Quarter	2,940	5.7	166	166	1,101.4
October	813	1.9	66	73	169.6
November	683	2.2	63	56	131.1
December	430	2.1	24	35	36.1
4th Quarter	1,926	6.2	153	164	336.8
Total, 1951	9,700	23.1	841	944	2,327.4

TABLE 47. — IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1939 — 1951 — *Continued.*
(In Units Specified)

Period	Building Brick	Mineral Wool	Gypsum Plaster	Builders' Hardware	Paints, Pigments and Varnishes
	Millions of Bricks	Thousands of Sq. Ft.	Thousands of Tons	\$000	\$000
1939	.7	1,214	1.5	172	14,723
1940	.5	1,388	1.3	321	16,506
1941	.4	1,756	1.5	508	7,695
1942	.5	1,076	1.4	375	6,420
1943	.9	1,226	1.2	277	6,281
1944	1.4	1,746	1.6	369	7,465
1945	1.4	5,993	2.9	490	8,660
1946	1.1	7,822	7.6	653	9,436
1947	8.9	5,775	10.1	969	13,441
1948	8.3	74	10.0	1,076	14,276
1949	21.9	112	8.7	1,218	13,867
1950					
1st Quarter	1.9	6	1.0	317	3,840
2nd Quarter	5.2	10	2.5	355	4,386
3rd Quarter	5.5	75	9.0	292	4,743
4th Quarter	4.1	48	9.9	519	5,194
Total, 1950	16.7	139	22.4	1,483	18,213
1951					
January	1.5	22	.9	201	1,979
February	1.5	39	.9	156	1,555
March	1.5	12	1.6	204	2,110
1st Quarter	4.5	73	3.4	561	5,644
April	2.0	26	1.9	177	2,120
May	1.8	27	1.8	208	1,881
June	1.8	20	1.3	158	1,808
2nd Quarter	5.6	73	5.0	543	5,809
July	1.9 ⁽¹⁾	3	1.1	140	1,683
August	1.9	12	1.0	125	1,563
September	1.4	92	1.8	127	1,450
3rd Quarter	5.2 ⁽¹⁾	107	3.9	392	4,696
October	1.6	28	2.4	165	1,700
November	1.1	36	.6	121	1,717
December	1.1	35	.4	113	1,259
4th Quarter	3.8	99	3.4	399	4,676
Total, 1951	19.1	352	15.7	1,895	20,825

(1) Revised.

TABLE 47. — IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1939 — 1951 — *Concluded.*
(In Units Specified)

Period	Plumbing and Heating Equipment				Common Colourless Window Glass
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters ⁽¹⁾	
	Units	\$000	Sq. Ft.	Units	Millions of Sq. Ft.
1939	444	79	69,002	—	48.8
1940	708	55	10,721	—	47.0
1941	21	5	1,984	—	43.3
1942	279	4	601	—	44.1
1943	1	4	4,676	—	36.1
1944	64	1	2,571	—	45.3
1945	334	35	280	—	39.8
1946	1,542	133	7,595	—	43.7
1947	2,506	319	43,824	—	70.2
1948	7	16	0	3,214	96.3
1949	522	33	3,339	1,285	64.6
1950					
1st Quarter	52	2	1,545	556	11.0
2nd Quarter	83	7	340	701	18.0
3rd Quarter	200	10	4,259	800	18.1
4th Quarter	700	35	13,610	630	21.4
Total, 1950	1,035	54	19,754	2,687	68.5
1951					
January	380	6	3,843	164	3.5
February	73	11	7,436	288	3.8
March	149	12	1,741	227	3.9
1st Quarter	602	29	13,020	679	11.2
April	67	31	5,125	646	7.9
May	246	18	2,292	1,053	6.4
June	272	5	1,348	1,499	6.8
2nd Quarter	585	54	8,765	3,198	21.1
July	204	6	1,479	600	7.5
August	84	17	3,290	697	7.5
September	212	13	1,482	646	6.8
3rd Quarter	500	36	6,251	1,943	21.8
October	344	6	0	863	5.8
November	223	7	72	566	5.9
December	41	8	700	765	3.7
4th Quarter	608	21	772	2,194	15.4
Total, 1951	2,295	140	28,808	8,014	69.5

(1) Data for the period 1939-1947 are not available.

TABLE 48. — EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1939 — 1951.
(In Units Specified)

Period	Lumber and Lumber Products				
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B	Thousands of Squares	Thousands of Laths
1939	2,202.0	9,961	44.6	2,935	179,060
1940	2,545.8	2,863	72.9	2,811	182,329
1941	2,297.3	3,529	85.3	3,292	194,470
1942	2,179.0	968	52.3	2,694	117,287
1943	1,740.6	710	33.4	1,450	91,957
1944	1,881.6	610	34.5	1,475	40,670
1945	2,000.5	544	45.3	1,651	25,981
1946	2,083.3	106	36.1	1,775	26,193
1947	2,735.0	50	51.1	2,051	41,700
1948	2,467.7	25	40.2	2,353	55,513
1949	2,188.7	611	30.4	2,121	77,157
1950					
1st Quarter	604.4	1,118	3.1	548	13,195
2nd Quarter	860.7	3,212	3.9	786	20,664
3rd Quarter	1,151.2	6,398	4.7	841	35,228
4th Quarter	946.2	5,406	5.9	748	27,070
Total, 1950	3,562.5	16,135	17.6	2,924	96,157
1951					
January	263.1	1,166	1.2	221	3,889
February	240.4	783	1.7	232	4,600
March	296.2	839	2.2	282	4,553
1st Quarter	799.7	2,788	5.1	735	13,042
April	303.2	681	2.2	290	4,926
May	285.7	519	7.0	222	4,530
June	265.4	430	3.2	155	7,563
2nd Quarter	854.3	1,630	12.4	667	17,019
July	318.4	435	6.8	182	9,413
August	315.4	349	8.6	204	8,428
September	282.0	215	6.0	228	7,270
3rd Quarter	915.8	999	21.4	614	25,111
October	318.1	278	6.0	251	7,648
November	285.9	201	4.8	190	7,548
December	259.3	244	5.4	132	3,573
4th Quarter	863.3	723	16.2	573	18,769
Total, 1951	3,433.1	6,140	55.1	2,589	73,941

TABLE 48.—EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1939 — 1951 — *Concluded*.
(In Units Specified).

Period	Cement	Building Brick	Common Colourless Window Glass ⁽¹⁾	Gypsum Plaster	Paints, Pigments and Varnishes
	Thousands of Barrels of 350 lbs.	Millions of Bricks	Sq. Ft.	Tons	\$000
1939	156.6	1.3	—	1,339	1,560
1940	300.0	1.8	—	972	2,325
1941	310.9	1.9	—	367	2,260
1942	273.9	1.4	34,670	113	1,903
1943	172.6	1.7	54,108	478	1,867
1944	210.4	2.0	16,833	443	2,534
1945	281.9	3.7	15,251	447	3,973
1946	114.4	6.1	4,301	969	4,407
1947	88.0	4.2	93,149	1,423	7,346
1948	73.0	4.9	57,959	744	6,235
1949	19.2	4.3	931	163	3,604
1950					
1st Quarter	0	.1	200	37	1,229
2nd Quarter	9	.6	400	56	630
3rd Quarter	20.4	1.2	92	9	928
4th Quarter	2.6	.9	225,700	0	1,238
Total, 1950	23.9	2.8	226,392	102	4,025
1951					
January	0	.1	289,856	0	310
February	0	.1	40,400	0	339
March	.1	.2	34,260	26	514
1st Quarter	.1	.4	364,516	26	1,163
April	0	.2	55,880	25	631
May	.3	.3	53,496	0	669
June	.4	.4	0	52	695
2nd Quarter	.7	.9	109,376	77	1,995
July	.2	.4	61,900	1	848
August	.1	.5	0	3	841
September	.2	.6	0	9	850
3rd Quarter	.5	1.5	61,900	13	2,539
October	.3	.3	13,330	25	810
November	.9	.2	15,900	3	829
December	.1	.5	3,000	26	662
4th Quarter	1.3	1.0	32,230	54	2,301
Total, 1951	2.6	3.8	568,022	170	7,998

(1) Data for the period 1939 — 1941 are not available.

TABLE 49.— PRODUCTION OF PIG IRON AND STEEL INGOT AND ESTIMATED
DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS,
CANADA, 1939 — 1951.
(Thousands of Net Tons)

Period	Pig Iron	Steel Ingot ⁽¹⁾	Rolling Mill Products ⁽¹⁾			
			Production from		Exports ⁽³⁾	Domestic ⁽³⁾ Disappearance
			Canadian Ingot ⁽²⁾	Imports ⁽³⁾		
1939	846	1,490	1,080	—	—	—
1940	1,309	2,178	1,579	—	—	—
1941	1,528	2,594	1,881	—	—	—
1942	1,975	2,959	2,142	—	—	—
1943	1,758	2,847	2,064	—	—	—
1944	1,852	2,874	2,084	—	—	—
1945	1,786	2,761	1,985	789	40	2,734
1946	1,404	2,253	1,606	721	36	2,291
1947	1,973	2,855	2,052	906	51	2,907
1948	2,130	3,087	2,212	939	239	2,912
1949	2,163	3,090	2,195	1,157	161	3,191
1950						
1st Quarter	527	821	580	188	25	743
2nd Quarter	582	827	576	279	13	842
3rd Quarter	595	801	547	284	11	820
4th Quarter	612	847	565	326	20	872
Total, 1950	2,316	3,296	2,268	1,077	68	3,277
1951						
1st Quarter	615	875	627	299	13	913
2nd Quarter	643	888	644	432	17	1,059
3rd Quarter	626	802	592	434	11	1,015
4th Quarter	669	880	627	391	12	1,006
Total, 1951	2,553	3,445	2,490	1,556	53	3,993

(1) Excludes castings and forgings (see p. 133).

(2) This production is calculated as 72.5 per cent of Canadian ingot production on the basis of an average overall loss of 27.5 per cent in conversion from ingot to finished product (see p. 133).

(3) Data for the period 1939-1944 not yet available.

TABLE 50. — SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES,
CANADA, 1946 — 1951.
(In Thousands of Tons)

Period	Building (Construction)	Railway and Railway Car Shops	Con- tainers	Merchant Trade ⁽¹⁾ Products	Wholesalers and Warehouses	Automotive Industries	Miscella- neous	(1) Net Total Domestic Shipments	Producers Interchange	Export Shipments	Total
1946	189.6	411.6	164.4	226.8	261.6	84.0	434.4	1,772.4	453.6	145.2	2,371.2
1947	273.6	463.2	171.6	250.8	331.2	138.0	556.8	2,187.6	806.4	168.0	3,162.0
1948	295.2	556.8	196.8	313.2	321.6	139.2	556.8	2,379.6	926.4	243.6	3,549.6
1949	362.7	534.6	205.6	351.3	354.9	150.2	529.6	2,488.7	953.8	219.5	3,662.0
1950											
1st Quarter	77.7	125.2	54.0	84.0	69.0	43.8	163.9	617.6	318.1	39.5	975.2
2nd Quarter	91.6	143.2	63.5	93.9	72.2	49.5	158.4	672.3	358.0	41.5	1,071.8
3rd Quarter	91.9	115.5	75.0	84.9	83.1	47.9	143.7	642.0	368.0	56.4	1,066.4
4th Quarter	96.4	116.9	69.5	95.2	90.0	58.9	155.5	682.4	356.2	81.4	1,120.0
Total, 1950	357.6	500.8	262.0	358.0	314.3	200.1	621.5	2,614.3	1,400.3	218.8	4,233.4
1951											
January	35.8	55.5	26.6	38.5	29.3	18.5	56.3	260.5	143.5	6.6	410.6
February	30.1	53.5	24.1	28.1	28.4	21.0	55.1	240.3	122.1	4.2	366.6
March	34.8	55.8	23.6	35.7	30.1	21.6	63.4	265.0	150.1	2.0	417.1
1st Quarter	100.7	164.8	74.3	102.3	87.8	61.1	174.8	765.8	415.7	12.8	1,194.3
April	28.5	57.2	24.8	35.1	30.1	24.9	62.7	263.3	145.5	2.1	410.9
May	36.4	55.6	28.3	35.2	30.6	29.2	65.5	280.8	161.6	3.1	445.5
June	34.3	49.8	26.1	34.4	28.3	21.4	71.4	265.7	135.5	3.4	404.6
2nd Quarter	99.2	162.6	79.2	104.7	89.0	75.5	199.6	809.8	442.6	8.6	1,261.0
July	31.9	44.6	25.2	30.5	21.6	23.5	62.1	239.4	131.6	2.8	373.8
August	27.1	41.8	26.7	34.8	24.5	16.1	63.7	234.7	146.2	10.4	391.3
September	27.8	41.7	24.1	33.0	21.4	17.4	58.8	224.2	138.2	10.4	372.8
3rd Quarter	86.8	128.1	76.0	98.3	67.5	57.0	184.6	698.3	416.0	23.6	1,137.9
October	36.6	29.3	24.3	38.1	26.8	20.4	85.1	260.6	136.2	9.0	405.8
November	31.6	36.1	21.7	34.9	32.2	20.1	96.3	272.9	132.6	10.2	415.7
December	28.7	34.9	25.9	34.2	22.8	15.7	79.2	241.4	137.7	6.1	385.2
4th Quarter	96.9	100.3	71.9	107.2	81.8	56.2	260.6	774.9	406.5	25.3	1,206.7
Total, 1951	383.6	555.8	301.4	412.5	326.1	249.8	819.6	3,048.8	1,680.8	70.3	4,799.9

(1) For details see p. 133.

TABLE 51. — PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1939 — 1951.
(In Units Specified)

Period	Structural Steel ⁽¹⁾	Galvanized Sheets	Steel Pipe and Fittings	Wire Nails and Spikes	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons
1939	—	65.2	90.5	66.5	16.5	33.1
1940	—	77.3	128.0	73.3	23.7	39.4
1941	—	72.2	158.1	82.6	26.4	48.2
1942	136.3	42.1	138.6	74.4	20.7	50.0
1943	104.5	39.2	112.2	73.6	14.2	27.8
1944	122.0	53.2	128.3	64.9	15.3	28.0
1945	150.2	61.6	139.3	70.0	20.8	45.9
1946	115.5	56.1	96.3	58.9	25.1	65.2
1947	161.2	89.2	90.4	77.4	32.5	77.7
1948	172.9	99.1	102.6	86.8	45.7	93.4
1949	180.2	97.5	164.2	88.5	47.6	91.5
1950						
January	12.9	8.1	10.3	7.1	3.7	8.1
February	10.7	7.6	10.6	6.5	3.6	9.2
March	12.9	8.7	12.3	7.5	3.3	4.9
1st Quarter	36.5	24.4	33.2	21.1	10.6	22.2
April	12.5	7.5	8.7	6.8	3.3	4.9
May	14.0	8.5	8.9	7.7	4.0	5.7
June	12.3	7.9	11.5	7.8	4.3	5.9
2nd Quarter	38.8	23.9	29.1	22.3	11.6	16.5
July	18.2	8.5	13.8	5.1	2.7	4.9
August	7.4	8.1	12.9	7.3	5.0	5.2
September	13.9	8.7	15.9	7.4	5.0	5.2
3rd Quarter	39.5	25.3	42.6	19.8	12.7	15.3
October	17.7	9.2	17.4	8.1	5.7	12.1
November	12.5	8.7	15.7	7.6	6.1	11.5
December	13.0	7.6	14.1	6.4	6.6	9.9
4th Quarter	43.2	25.5	47.2	22.1	18.4	33.5
Total, 1950	158.0	99.1	152.1	85.3	53.3	87.5
1951						
January	20.6	8.6	14.3	7.8	5.1	13.5
February	16.7	7.9	15.0	6.6	4.7	11.7
March	17.9	9.7	14.5	7.6	5.4	13.4
1st Quarter	55.2	26.2	43.8	22.0	15.2	38.6
April	17.2	9.6	14.8	7.1	5.5	11.3
May	20.9	10.4	14.7	8.2	5.8	10.9
June	17.6	9.3	11.5	7.9	5.6	10.7
2nd Quarter	55.7	29.3	41.0	23.2	16.9	32.9
July	13.3	9.8	10.8	6.5	3.1	6.5
August	14.7	9.9	15.4	6.9	4.6	10.9
September	13.9	8.8	14.9	7.1	4.1	10.1
3rd Quarter	41.9	28.5	41.1	20.5	11.8	27.5
October	20.8	9.2	14.0	8.6	3.8	11.7
November	25.2	10.3	13.8	8.6	3.5	11.5
December	16.6	9.1	9.3	7.4	2.2	8.2
4th Quarter	62.6	28.6	37.1	24.6	9.5	31.4
Total, 1951	215.4	112.6	163.0	90.3	53.4	130.4

(1) Data for the period 1939-1941 are not available (see p. 134).

TABLE 52. — SALES AND STOCKS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1949 — 1951.

Period	Steel Pipe and Fittings		Wire Nails and Spikes		Cast-Iron Soil Pipe and Fittings	
	Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1949						
March	17.2	7.2	7.2	2.0	2.7	5.6
June	17.4	6.5	9.2	.7	3.0	5.6
September	15.6	5.3	8.0	4.4	4.6	1.5
December	15.2	17.6	7.2	5.6	3.2	6.0
1950						
January	10.4	21.5	6.1	6.8	2.5	5.7
February	11.0	24.8	5.8	7.6	1.9	6.8
March	14.8	30.1	7.7	7.6	2.7	12.6
April	14.8	30.1	6.8	7.6	2.7	12.6
May	22.0	30.1	7.4	7.9	4.0	7.8
June	23.3	30.1	7.4	8.8	5.2	5.7
July	25.7	31.3	7.1	7.1	4.3	3.6
August	17.8	29.0	5.8	9.0	4.9	3.6
September	18.7	29.2	8.2	8.4	5.4	3.0
October	16.4	21.9	7.9	9.1	5.3	3.0
November	20.4	16.0	7.7	9.4	5.7	3.2
December	14.0	22.4	6.6	9.4	5.2	4.6
1951						
January	15.7	13.9	7.0	5.5	4.9	2.5
February	14.7	14.4	6.9	5.8	4.2	2.9
March	14.7	14.0	7.7	6.0	4.7	3.0
April	14.9	13.9	6.9	7.0	4.4	3.7
May	16.9	11.5	8.4	9.1	4.7	4.2
June	12.6	10.4	8.1	9.9	4.7	4.3
July	10.1	11.0	6.9	10.5	3.2	3.9
August	13.0	13.3	6.8	11.6	3.6	4.5
September	12.7	15.4	6.9	12.6	3.3	4.8
October	16.1	13.3	8.1	14.0	3.0	3.8
November	14.2	13.1	8.3	14.4	2.4	4.4
December	11.7	11.5	6.3	14.9	1.4	4.8

TABLE 53. — IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS,
CANADA, 1939 — 1951.
(In Units Specified)

Period	Imports				Exports			
	Structural Steel	Wire Nails	Galvanized Sheets	Skelp	Structural Steel	Wire Nails and Spikes	Cast-Iron Soil Pipe	Steel Pipe ⁽²⁾ and Tubing
	Thousands of Tons	Tons	Tons	Tons	Thousands of Tons	Tons	Tons	Tons
1939	57.0	306	0	100,766	3.2	8,053.7	— ⁽¹⁾	—
1940	91.2	40	0	147,779	5.0	8,271.6	749	—
1941	69.6	229	582	144,426	7.2	10,656.2	1,966	—
1942	38.2	1,194	15,629	158,338	2.4	1,457.2	802	—
1943	21.9	547	10,115	113,900	1.9	869.0	95	—
1944	35.0	152	17,795	147,917	2.5	1,335.4	670	—
1945	68.8	71	22,963	129,982	9.3	813.6	506	—
1946	99.5	680	15,331	54,385	7.8	1,270.5	157	3,158
1947	183.2	4,146	7,895	60,190	4.4	31.9	207	184
1948	194.3	6,315	7,047	60,783	10.5	1,854.1	658	2,812
1949	198.1	13,305	15,268	140,897	10.3	494.8	998	16,806
1950								
1st Quarter	36.3	475	1,625	34,088	.3	0	532	2,377
2nd Quarter	39.0	1,094	1,817	43,416	.7	.2	279	2,157
3rd Quarter	40.5	835	1,573	35,499	.4	.3	252	897
4th Quarter	54.6	1,068	2,095	54,111	.8	1.9	302	422
Total, 1950	170.4	3,471	7,110	167,114	2.2	2.4	1,366	5,853
1951								
January	18.2	440	615	14,425	.2	5.2	103	210
February	15.2	587	498	8,607	0	0	112	157
March	19.2	337	700	9,639	.2	1.2	78	17
1st Quarter	52.6	1,364	1,813	32,671	.4	6.4	293	384
April	27.0	772	593	12,240	.3 ⁽³⁾	.1	90	0
May	34.7	2,285	1,032	8,943	.2	.4	126	295
June	26.6	1,022	692	11,581	.2	0	88	407
2nd Quarter	88.3	4,079	2,317	32,764	.7 ⁽³⁾	.5	304	702
July	28.9	954	657	19,757	.2	0	42	310
August	29.1	1,018	708	11,704	.3	.7	34	16
September	31.5	785	556	10,563	.4	21.7 ⁽³⁾	81	47
3rd Quarter	89.5	2,757	1,921	42,024	.9	22.4 ⁽³⁾	157	373
October	36.4	910	634	19,777	.7	1.5	24	166
November	32.3	484	763	11,782	.2	.6	24	0
December	29.6	507	326	8,272	.4	5.4	135	54
4th Quarter	98.3	1,901	1,723	39,831	1.3	7.5	183	220
Total, 1951	328.7	10,101	7,774	147,290	3.3	36.8	937	1,679

(1) Not available.

(2) Data for the period 1939-1945 are not available.

(3) Revised.

TABLE 54. — VOLUME OF SELECTED BUILDING MATERIALS UNLOADED⁽¹⁾
AT RAILWAY STATIONS IN CANADA,
1939 — 1951.
(In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material ⁽²⁾	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1939	1,836	2,420	277	241	542	25	5,341
1940	2,699	4,276	331	292	720	34	8,352
1941	3,221	3,900	385	399	758	38	8,701
1942	3,553	3,955	458	433	968	57	9,424
1943	3,663	3,730	461	396	822	48	9,120
1944	3,571	3,696	429	354	705	36	8,791
1945	3,622	3,954	411	401	837	57	9,282
1946	3,907	4,717	469	500	1,173	66	10,832
1947	4,395	5,868	554	619	1,314	84	12,834
1948	4,391	6,386	624	619	1,580	93	13,693
1949	4,111	5,500	628	564	2,012	83	12,898
1950							
1st Quarter	838	545	149	110	335	11	1,988
2nd Quarter	1,013	1,788	169	153	598	21	3,742
3rd Quarter	1,221	2,144	167	160	457	27	4,176
4th Quarter	1,263	1,589	182	169	413	20	3,636
Total, 1950	4,335	6,066	667	592	1,803	79	13,542
1951							
January	309	248	55	53	100	5	770
February	326	210	51	42	113	4	746
March	411	287	61	63	162	6	990 ⁽³⁾
1st Quarter	1,046	745	167	158	375	15	2,506 ⁽³⁾
April	391	453	66	68	196	8	1,182
May	375	671	84	64	202	10	1,406
June	419	774	75	63	181	10	1,522
2nd Quarter	1,185	1,898	225	195	579	28	4,110
July	454	844	61	74	178	17	1,628
August	390	867	63	65	201	10	1,596
September	314	793	57	60	171	8	1,403
3rd Quarter	1,158	2,504	181	199	550	35	4,627
October	357	929	62	65	152	9	1,574
November	323	328	58	66	119	6	900
December	247	259	46	47	90	4	793
4th Quarter	927	1,616	166	178	361	19	3,267
Total, 1951	4,316	6,763	739	730	1,865	97	14,510

(1) For source and explanatory note see p. 134.

(2) Includes plywood.

(3) Revised.

TABLE 55.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES,
CANADA, ⁽¹⁾ 1946 — 1951.

Period	Number of Persons Employed	Aggregate Weekly Payroll \$000	Average Weekly Earnings \$
1946			
Annual Average	84,203	2,704	32.11
1947			
Annual Average	97,787	3,439	36.09
1948			
Annual Average	104,916	4,165	39.69
1949			
Annual Average	109,401	4,726	43.32
1950—January	105,302	4,386	41.65
February	102,901	4,568	44.39
March	105,124	4,759	45.26
April	106,832	4,861	45.52
May	108,702	4,959	45.62
June	114,445	5,066	44.26
July	119,895	5,433	45.32
August	122,305	5,697	46.58
September	123,742	5,742	46.40
October	123,916	5,952	48.03
November	121,431	5,891	48.51
December	117,978	5,722	48.50
Annual Average	114,379	5,253	45.84
1951—January ⁽²⁾	115,433	5,229	45.30
February ⁽²⁾	116,722	5,718	48.99
March ⁽²⁾	117,212	5,798	49.47
April ⁽²⁾	119,707	5,963	49.81
May ⁽²⁾	120,268	6,278	52.20
June ⁽²⁾	125,185	6,295	50.29
July ⁽²⁾	127,611	6,600	51.72
August ⁽²⁾	128,068	6,616	51.66
September ⁽²⁾	127,210	6,661	52.36
October	124,267	6,708	53.98
November	120,581	6,524	51.86
December ⁽³⁾	116,101	6,569	56.58
Annual Average	121,530	6,247	51.40

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

**TABLE 56.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES,
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY REASON FOR LAYOFF, CANADA,
MARCH, 1948 — JANUARY, 1952.**

Period	Number of Estab- lishments	Number of Employees	Number of Employees by Reason for Layoff		
			Lack of Orders	Lack of Material	Other ⁽¹⁾
1948 ⁽²⁾	68	6,842	1,678	933	4,231
1949	69	3,644	2,339	296	1,009
1950					
January	3	168	150	18	—
February	3	200	—	100	100
March	6	422	197	210	15
1st Quarter	12	790	347	328	115
April	4	284	84	100	100
May	10	597	149	20	428
June	2	65	40	25	—
2nd Quarter	16	946	273	145	528
July	2	50	—	10	40
August	4	280	—	130	150
September	3	128	28	100	—
3rd Quarter	9	458	28	240	190
October	11	572	355	87	130
November	6	439	220	—	219
December	3	150	120	—	30
4th Quarter	20	1,161	695	87	379
Total, 1950	57	3,355	1,343	800	1,212
1951					
January	4	387	—	262	125
February	3	105	25	40	40
March	2	80	—	30	50
1st Quarter	9	572	25	332	215
April	6	341	158	60	123
May	5	282	157	125	—
June	1	40	40	—	—
2nd Quarter	12	663	355	185	123
July	2	84	75	9	—
August	7	338	—	120	218
September	8	361	135	75	151
3rd Quarter	17	783	210	204	369
October	5	198	61	35	102
November	5	223	2	2	1
December	10	398	4	2	4
4th Quarter	20	819	67	39	107
Total, 1951	58	2,837	657	760	814
1952					
January	10	807	8	—	2

(1) See p. 135.

(2) Covers period March — December only.

TABLE 57.—CAPITAL EXPENDITURES IN BUILDING MATERIAL INDUSTRIES, CANADA, 1945 — 1951.
(Thousands of Dollars)

Year and Type of Investment	Sawn Lumber and Hardwood Flooring	Cement and Cement Products	Clay Products	Plumbing and Heating Equipment	Other Iron and Steel Products	Electrical Equipment	Lath, Plaster Roofing and Insulation Materials	Paint and Paint Materials	Total
1945									
Construction	4,081	345	330	208	379	26	277	553	6,199
Machinery and Equipment	2,339	376	58	354	343	68	824	238	4,600
Total	6,420	721	388	562	722	94	1,101	791	10,799
1946									
Construction	2,971	1,468	351	178	676	57	484	1,399	7,584
Machinery and Equipment	3,101	1,222	435	497	1,196	105	785	1,028	8,369
Total	6,072	2,690	786	675	1,872	162	1,269	2,427	15,953
1947									
Construction	4,011	2,134	173	391	444	122	1,128	943	9,346
Machinery and Equipment	8,811	3,290	417	1,294	1,361	183	2,007	1,057	18,420
Total	12,822	5,424	590	1,685	1,805	305	3,135	2,000	27,766
1948									
Construction	5,474	2,716	1,095	493	247	101	662	1,018	11,806
Machinery and Equipment	11,857	5,516	1,898	1,254	1,520	191	1,457	1,816	25,509
Total	17,531	8,232	2,993	1,747	1,767	292	2,119	2,834	37,315
1949									
Construction	4,827	1,863	1,590	245	477	68	529	802	10,401
Machinery and Equipment	13,749	4,289	2,217	1,047	3,974	292	2,056	814	28,438
Total	18,576	6,152	3,807	1,292	4,451	360	2,585	1,616	38,839
1950 ⁽¹⁾									
Construction	5,616	1,130	778	1,963	209	330	703	578	11,307
Machinery and Equipment	16,643	5,251	1,816	954	2,087	604	1,384	742	29,481
Total	22,259	6,381	2,594	2,917	2,296	934	2,087	1,320	40,788
1951 ⁽²⁾									
Construction	6,079	4,112	534	2,021	2,901	1,267	818	1,686	19,418
Machinery and Equipment	15,466	10,068	1,014	2,561	6,906	801	1,916	1,192	39,924
Total	21,545	14,180	1,548	4,582	9,807	2,068	2,734	2,878	59,342

(1) Revised.

(2) Preliminary.

SECTION 6
BUILDING LABOUR

TABLE 58.— EMPLOYMENT, UNEMPLOYMENT, AND THE LABOUR FORCE BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL AND ALL INDUSTRIES CANADA, 1939—1951.
(In Thousands)

Period	Persons Employed				Persons Unemployed				Labour Force			
	Construction		Non-Agricultural Industries	All Industries	Construction ³ Industry	Non-Agricultural Industries	All Industries	Construction Industry	Non-Agricultural Industries	All Industries	Construction Industry	Non-Agricultural Industries
	Occupation ²	Industry										
1939	—	152	2,711	4,075	—	521	523	—	3,262	4,598	—	3,262
1940	—	151	2,809	4,138	—	416	418	—	3,225	4,556	—	3,225
1941	—	202	3,014	4,224	—	191	193	—	3,205	4,417	—	3,205
1942	—	175	3,258	4,385	—	132	134	—	3,390	4,519	—	3,390
1943	—	185	3,340	4,447	—	73	75	—	3,413	4,522	—	3,413
1944	—	138	3,319	4,445	—	60	62	—	3,379	4,507	—	3,379
1945	—	145	3,277	4,411	—	70	72	—	3,347	4,483	—	3,347
1946	—	241	3,428	4,702	8	123	126	249	3,551	4,828	249	3,551
1947	—	254	3,658	4,821	8	89	91	262	3,747	4,912	262	3,747
1948	260	295	3,762	4,949	7	80	82	302	3,842	5,030	302	3,842
1949	350	350	3,895	5,018	16	101	103	366	3,996	5,121	366	3,996
1950—March 4	260	263	3,856	4,796	74	301	312	337	4,157	5,108	337	4,157
June 3 ⁽⁴⁾	353	343	4,010 ⁽⁵⁾	5,083 ⁽⁵⁾	33	148 ⁽⁵⁾	150 ⁽⁵⁾	376	4,167 ⁽⁵⁾	5,233 ⁽⁵⁾	376	4,167 ⁽⁵⁾
August 19	380	380	4,070	5,221	16	101	103	396	4,171	5,324	396	4,171
November 4	363	366	4,115	5,084	22	112	117	388	4,227	5,291	388	4,227
Annual Average	339	338	4,029	5,055	36	165	169	374	4,194	5,225	374	4,194
1951—March 3	298	302	4,151	5,000	45	167	172	347	4,318	5,172	347	4,318
June 2	329	357	4,231	5,247	14	81	85	371	4,315	5,332	371	4,315
August 18	359	396	4,255	5,343	12	76	78	408	4,331	5,421	408	4,331
November 3	317	367	4,235	5,110	19	95	100	386	4,330	5,210	386	4,330
Annual Average	326	355	4,218	5,175	22	105	109	378	4,323	5,284	378	4,323

(1) Data for the period 1939–1949 relate to week ending nearest June 1, (see p. 135).

(2) Not available prior to August, 1947.

(3) Not available prior to 1945.

(4) Includes an estimate for Manitoba.

(5) Revised.

TABLE 59.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK, CANADA, MARCH, 1949 — 1951.

Week Ending		Percentage of Workers, by Number of Hours Worked per Week					Average Number of Hours Worked ⁽¹⁾	Total Number of Hours Worked per Week (In Thousands)
		Less than 15	15-34	35-44	45-54	More than 54		
1949								
March	5	8.4	7.2	46.0	33.2	5.2	40	9,840
June	4	3.4	4.8	41.5	38.6	11.7	44	15,136
August	20	4.1	5.1	40.6	38.0	12.2	44	15,708
October	29	4.0	7.2	44.0	36.9	7.9	42	13,650
Annual Average		4.7	5.9	42.8	37.0	9.6	43	13,674
1950								
March	4	12.4	11.9	45.9	25.4	4.4	36	9,324
June	3	3.7	5.5	48.5	34.8	7.5	42	14,154
August	19	4.0	5.9	45.2	35.1	9.8	43	16,168
November	4	3.3	7.2	47.8	33.9	7.2	44	15,928
Annual Average		5.8	7.6	46.8	32.3	7.2	41	13,694
1951								
March	3	10.8	7.8	46.2	30.1	5.1	38	11,248
June	2	3.1	6.3	48.0	31.8	10.8	43	15,136
August	18	5.2	7.2	44.7	30.8	12.1	42	16,338
November	3	4.4	10.0	50.4	28.3	6.9	41	14,700
Annual Average		5.9	7.8	47.3	30.2	8.7	41	14,355

(1) For qualitative note (see p. 136).

TABLE 60.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, ⁽¹⁾ 1939 — 1951.

Period ⁽²⁾	Building Industry			Indexes of Employment (1939 = 100)	
	Number of Persons ⁽³⁾ Employed	Aggregate Weekly Payroll ⁽⁴⁾ \$000	Average Weekly Earnings ⁽⁵⁾ \$	Building Industry	Non- Agricultural Industries
1939	30,134	—	—	100.0	100.0
1940	39,267	—	—	130.3	107.0
1941	66,597	1,851	27.79 ⁽⁴⁾	206.9	128.0
1942	69,703	2,175	31.20	231.3	145.5
1943	70,728	2,465	34.85	234.7	153.9
1944	44,445	1,516	34.12	139.5	153.1
1945	44,932	1,533	34.03	149.1	147.0 ⁽⁶⁾
1946	65,386	2,230	33.97	213.3	146.0 ⁽⁵⁾
1947	88,124	3,322	37.41	179.1	158.3
1948	100,726	4,192	41.41	311.8	165.0
1949	115,453	5,133	44.37	340.9	165.5
1950—January	109,639	4,382	39.97	322.1	163.8
February	101,977	4,551	44.62	299.5	158.3
March	99,650	4,613	46.29	292.7	157.9
April	104,414	4,883	46.77	306.4	159.0
May	109,970	5,184	47.14	322.7	159.7
June	121,543	5,577	45.88	356.7	166.0
July	130,865	6,107	46.67	384.0	170.8
August	135,397	6,301	46.54	397.2	172.5
September	138,804	6,533	47.07	407.2	174.1
October	137,033	6,596	48.13	401.7	177.1
November	136,706	6,636	48.54	400.0	178.1
December	133,935	6,481	48.39	391.9	179.2
Annual Average	121,661	5,653	46.33	356.8	168.0
1951—January	120,165	5,080	42.73	347.8	175.3
February	115,891	5,667	49.22	338.0	172.3
March	114,303	6,850	49.77	334.6	172.3
April	115,812	5,634	48.51	339.7	173.3
May	124,116	6,319	50.92	363.0	175.6
June	132,701	6,686	50.23	398.2	180.3
July	140,040	7,359	52.32	415.4	183.6
August	144,193	7,705	53.22	427.5	184.3
September ⁽⁵⁾	152,114	8,273	54.39	449.2	185.4
October	152,268	8,571	56.29	449.7	186.5
November	151,721	8,453	55.72	448.1	186.4
December ⁽⁶⁾	146,443	8,326	56.82	432.5	186.4
Annual Average	134,147	7,077	52.76	395.3	180.1

(1) As reported by employers with 15 or more employees. Revised series (see p. 136).

(2) Data for the period 1939-1949 represent annual averages.

(3) Data for 1939-1940 not available.

(4) Based on earnings from June to December.

(5) Revised.

(6) Preliminary.

TABLE 61.— NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA,⁽¹⁾
1945 — 1951.

Period	Number of Hourly Wage-Earners ²	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945					
Annual Average	33,770	41.6	1,364	79.4	32.68
1946					
Annual Average	52,899	40.4	2,057	82.7	32.28
1947					
Annual Average	72,738	40.5	2,867	91.4	35.67
1948					
Annual Average	82,341	40.8	3,296	101.6	40.26
1949					
Annual Average	93,756	40.1	3,764	107.9	43.27
1950—January	88,573	34.6	3,061	108.9	37.68
February	81,166	38.6	3,132	110.7	42.73
March	79,099	40.0	3,166	111.7	44.68
April	83,307	40.2	3,345	112.4	45.18
May	87,809	40.1	3,510	113.9	45.67
June	98,415	39.4	3,877	112.4	44.29
July	106,953	40.5	4,333	112.2	45.44
August	111,130	40.2	4,470	112.5	45.23
September	113,023	40.2	4,554	114.1	45.87
October	112,221	40.6	4,561	115.8	47.01
November	111,865	40.4	4,518	117.1	47.31
December	108,523	40.1	4,360	117.5	47.12
Annual Average	98,507	39.6	3,907	113.3	44.85
1951—January	95,484	33.7	3,237	118.7	40.00
February	92,131	39.2	3,613	121.2	47.51
March	90,218	39.4	3,544	122.1	47.99
April	92,117	37.9	3,492	122.5	46.43
May	100,314	39.7	3,985	124.0	49.23
June	111,647	38.7	4,211	125.9	48.72
July	115,777	40.0	4,653	127.7	51.08
August	120,127 ⁽³⁾	40.7	4,887	127.9	52.06
September	127,894 ⁽³⁾	40.9	5,232 ⁽³⁾	131.0 ⁽³⁾	53.58 ⁽³⁾
October	127,217	41.6	5,291	133.8	55.66
November	126,791	40.7	5,164	134.9	54.90
December ⁽⁴⁾	121,852	41.2	5,018	136.0	56.03
Annual Average	110,131	39.6	4,361	127.1	50.27

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour.

(3) Revised.

(4) Preliminary.

TABLE 62.— LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND
TOTAL LABOUR INCOME, CANADA, ⁽¹⁾
1939 — 1951.

Period	Construction Labour Income \$ Millions		Total Labour Income \$ Millions	
	Current Dollars	Constant Dollars	Current Dollars	Constant Dollars
1939.....	102	102	2,575	2,575
1940.....	129	124	2,929	2,816
1941.....	191	174	3,575	3,250
1942.....	225	195	4,242	3,679
1943.....	262	225	4,783	4,099
1944.....	213	182	4,940	4,219
1945.....	232	197	4,953	4,208
1946.....	303	249	5,323	4,320
1947.....	411	308	6,221	4,660
1948.....	498	326	7,170	4,695
1949.....	571	360	7,752	4,890
1950				
1st Quarter.....	119	75	1,903	1,192
2nd Quarter.....	150	93	2,017	1,244
3rd Quarter.....	176	106	2,133	1,284
4th Quarter.....	167	99	2,218	1,318
Total, 1950.....	612	373	8,271	5,038
1951				
January.....	47	28	730	429
February.....	46	27	733 ⁽²⁾	425 ⁽²⁾
March.....	46	26	745	421
1st Quarter.....	139	81	2,208 ⁽²⁾	1,275 ⁽²⁾
April.....	53	30	763	426
May.....	59	33	792	442
June.....	64	35	821	453
2nd Quarter.....	176	98	2,376	1,321
July.....	68	37	827	448
August.....	71 ⁽²⁾	38 ⁽²⁾	833 ⁽²⁾	447 ⁽²⁾
September.....	74	40	848	453
3rd Quarter.....	213 ⁽²⁾	115 ⁽²⁾	2,508 ⁽²⁾	1,348 ⁽²⁾
October.....	73	39	855	456
November.....	71	38	857	455
December.....	55	29	837	445
4th Quarter.....	199	106	2,549	1,356
Total, 1951.....	727	400	9,641	5,300

(1) New series for the period 1939-1944 (see p. 137), and data for the period 1945-1949 revised.

(2) Revised.

TABLE 63. — UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, DECEMBER, 1944 — JANUARY, 1952.

As at Date of Reporting Closest to ⁽¹⁾ End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1944-December	566	127	1,416	2,070	324	915	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
1945	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946	793	168	4,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947	622	174	1,928	4,263	296	1,769	175	40	508	733	338	610	7,310	7,363	4,419	4,838	8,129	12,221
1948	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949	223	564	542	10,049	206	2,413	181	122	137	917	128	1,269	1,417	15,400	940	10,096	2,357	25,496
1950																		
March	105	1,911	176	29,718	82	5,737	47	527	62	2,436	89	3,925	561	44,254	462	28,272	1,023	72,526
June	369	325	698	6,700	355	903	188	94	187	952	145	930	1,942	9,904	1,618	6,762	3,560	16,666
September	252	131	827	2,991	182	945	216	31	209	379	196	435	1,882	4,906	3,946	3,364	5,828	8,270
December	148	774	151	14,159	16	4,573	22	282	124	819	48	2,247	509	22,854	233	13,405	742	36,259
Annual Average	238	789	479	13,772	161	3,021	109	140	137	1,207	131	1,908	1,255	20,936	1,368	12,848	2,623	33,785
1951																		
January	58	1,357	163	23,261	39	6,084	17	541	69	1,289	47	3,191	393	35,723	328	19,866	721	55,589
February	86	1,536	206	24,863	63	5,554	19	566	41	1,529	50	3,202	475	37,250	559	20,182	1,034	57,432
March	124	1,368	342	23,491	79	4,356	32	545	116	1,631	75	2,992	768	34,383	944	19,622	1,712	54,005
April	137	786	856	14,375	370	1,893	53	278	159	1,321	218	1,678	1,793	20,331	2,643	12,325	4,436	32,656
May	169	463	1,158	6,686	508	627	63	137	184	782	260	931	2,342	9,626	2,452	6,188	5,794	15,814
June	241	309	1,225	4,198	434	504	53	107	225	756	310	492	2,488	6,366	2,279	4,816	4,767	11,182
July	210	266	1,405	3,201	194	572	63	81	161	509	268	490	2,301	5,119	2,223	3,826	4,524	8,945
August	238	255	1,488	2,914	172	691	46	102	205	415	337	500	2,476	4,877	2,028	3,351	5,114	8,228
September	305	258	1,709	3,200	181	950	66	97	195	369	322	428	2,778	5,302	4,130	3,303	6,908	8,605
October	189	375	1,183	4,790	97	2,150	39	196	185	432	142	666	1,835	8,609	1,644	4,955	3,479	13,564
November	125	823	436	8,837	48	3,945	14	574	163	680	94	1,493	880	16,352	713	9,069	1,593	25,421
December	35	1,830	350	17,990	30	5,428	1	962	95	1,106	435	2,535	946	29,851	446	16,199	1,392	46,050
Annual Average	160	802	877	11,484	185	2,730	39	349	150	902	214	1,550	1,624	17,816	1,832	10,309	3,456	28,124
1952																		
January	27	2,932	155	28,498	25	6,987	9	1,328	175	1,666	261	2,408	670	45,279	476	25,096	1,146	70,375

(1) Data for period 1945-1949 are annual averages.

TABLE 64 — NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1942 — 1951.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers ⁽¹⁾	Total Construction Workers
1942	— (2)	— (2)	— (2)	— (2)	— (2)	— (2)	— (2)	2,313
1943	— (2)	— (2)	— (2)	— (2)	— (2)	— (2)	— (2)	4,512
1944	532	5,396	1,259	67	906	695	646	9,501
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
1949	2,793	37,479	11,042	1,358	4,290	4,405	8,096	69,463
1950	2,620	35,038	9,708	1,452	4,752	3,978	7,922	65,470
1951								
January	706	9,151	2,315	387	765	442	1,960	15,726
February	700	7,349	1,262	413	755	469	1,268	12,216
March	181	1,797	298	103	478	249	395	3,501
1st Quarter	1,587	18,297	3,875	903	1,998	1,160	3,623	31,443
April	392	4,226	658	230	749	363	861	7,479
May	92	752	131	53	303	190	189	1,710
June	67	468	232	26	186	141	116	1,236
2nd Quarter	551	5,446	1,021	309	1,238	694	1,166	10,425
July	48	609	258	31	182	203	158	1,489
August	50	516	299	25	134	146	162	1,332
September	51	745	426	33	89	165	164	1,673
3rd Quarter	149	1,870	983	89	405	514	484	4,494
October	117	1,498	1,068	98	182	167	347	3,477
November	356	3,743	2,044	398	335	235	1,035	8,146
December	827	6,905	2,044	486	520	257	1,604	12,724
4th Quarter	1,300	12,146	5,237	982	1,037	659	2,986	24,347
Total, 1951	3,587	37,759	11,116	2,283	4,678	3,027	8,259	70,709

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.
(2) Not available.

TABLE 65.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,
By NUMBER IN TRAINING, CANADA, 1945 — 1951. ⁽¹⁾

Trade and Type o Training	Dec. 31, 1945	Dec. 31, 1946	Dec. 31, 1947	Dec. 31, 1948	Dec. 31, 1949	Dec. 31, 1950	Dec. 31, 1951
Bricklaying							
Vocational.....	129	386	133	2	—	—	—
Apprenticeship.....	77	263	677	573	358	333	334
Sub-total.....	206	649	810	575	358	333	334
Carpentry							
Vocational.....	729	1,103	177	23	—	—	—
Apprenticeship.....	291	1,021	1,566	1,365	1,047	1,070	977
Sub-total.....	1,020	2,124	1,743	1,388	1,047	1,070	977
Painting and Decorating							
Vocational.....	133	206	16	—	—	—	—
Apprenticeship.....	67	443	323	230	167	179	163
Sub-total.....	200	649	339	230	167	179	163
Plastering							
Vocational.....	48	34	7	1	—	—	—
Apprenticeship.....	36	129	237	245	252	257	282
Sub-total.....	84	163	244	246	252	257	282
Plumbing and Steam Fitting							
Vocational.....	303	410	71	3	—	—	—
Apprenticeship.....	395	1,097	1,601	1,704	1,613	1,415	1,643
Sub-total.....	698	1,507	1,672	1,707	1,613	1,415	1,643
Electrical							
Vocational.....	706	834	215	3	—	—	—
Apprenticeship.....	470	1,017	1,373	1,336	1,289	1,404	1,451
Sub-total.....	1,176	1,851	1,588	1,370	1,289	1,404	1,451
Sheet Metal							
Vocational.....	238	131	20	—	—	—	—
Apprenticeship.....	193	409	636	571	519	622	638
Sub-total.....	431	540	656	571	519	622	638
All Trades							
Vocational.....	2,286	3,104	609	60	—	—	—
Apprenticeship.....	1,529	4,379	6,413	6,024	5,245	5,280	5,488
Total.....	3,815	7,483	7,052	6,087	5,245	5,280	5,488

(1) Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 66. IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,

1939 — 1951.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1939 ⁽¹⁾	8	35	20	6	13	20	17	119	6	125
1940 ⁽¹⁾	6	58	16	3	11	21	6	121	15	136
1941 ⁽¹⁾	5	59	12	4	11	16	4	111	10	121
1942 ⁽¹⁾	6	74	9	1	14	22	1	127	11	138
1943 ⁽¹⁾	5	106	13	0	25	18	6	300	6	306
1944 ⁽¹⁾	10	166	22	1	34	27	5	265	0	265
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949	413	809	225	76	141	581	72	2,317	969	3,286
1950										
1st Quarter	61	121	28	8	9	83	13	323	48	371
2nd Quarter	79	190	61	12	37	121	12	512	208	720
3rd Quarter	53	115	32	9	22	78	2	311	95	406
4th Quarter	110	213	53	8	30	87	13	514	97	611
Total, 1950	303	639	174	37	98	369	40	1,660	448	2,108
1951										
January	13	58	15	3	9	63	8	169	24	193
February	55	107	26	4	16	81	2	291	38	329
March	120	182	48	14	31	121	10	526	60	586
1st Quarter	188	347	89	21	56	265	20	986	122	1,108
April	118	15	56	15	43	121	21	389	86	475
May	146	307	113	26	57	200	40	889	109	998
June	179	357	106	23	55	196	27	943	176	1,119
2nd Quarter	443	679	275	64	155	517	88	2,221	371	2,592
July	206	342	108	19	64	219	56	1,014	201	1,215
August	175	273	92	14	54	236	30	874	60	934
September	149	239	70	4	43	190	6	701	45	746
3rd Quarter	530	854	270	37	161	645	92	2,589	306	2,895
October	286	416	121	14	103	404	34	1,378	73	1,451
November	316	485	112	24	126	377	42	1,482	58	1,540
December	186	306	89	10	61	242	24	918	43	961
4th Quarter	788	1,207	322	48	290	1,023	100	3,778	174	3,952
Total, 1951	1,949	3,087	956	170	662	2,450	300	9,574	973	10,547

(1) Estimated from fiscal year figures.

TABLE 67.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,
1948—1951. ⁽¹⁾

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Other Skilled Construction Workers	Total Skilled Construction Workers
1948	118	366	112	30	85	141	54	48	954
1949	63	297	122	28	80	133	43	49	815
1950									
1st Quarter	15	66	22	10	16	23	7	12	171
2nd Quarter	17	82	25	10	17	23	14	10	200
3rd Quarter	22	62	22	14	19	30	11	16	194
4th Quarter	21	66	32	14	11	27	12	8	191
Total, 1950	75	276	101	48	63	103	44	46	756
1951									
January	3	17	7	1	2	5	5	2	42
February	1	16	7	2	2	5	1	2	36
March	0	14	11	2	9	4	6	3	49
1st Quarter	4	47	25	5	13	14	12	7	127
April	2	29	5	4	3	7	4	2	56
May	6	24	5	1	8	14	1	2	61
June	20	0	4	1	0	7	2	40	74
2nd Quarter	28	53	14	6	11	28	7	44	191
July	3	27	11	3	4	6	2	1	57
August	4	25	3	2	5	6	6	2	53
September	4	37	12	7	9	11	—	3	83
3rd Quarter	11	89	26	12	18	23	8	6	193
October	5	38	7	6	10	8	1	3	78
November	4	36	10	3	10	12	—	1	76
December ⁽²⁾	2	25	12	6	15	13	2	—	75
4th Quarter ⁽²⁾	11	99	29	15	35	33	3	4	229
Total, 1951 ⁽²⁾	54	288	94	38	77	98	30	61	740

(1) Data are preliminary (see p. 138).
(2) Estimated.

TALBE 68.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, THE BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1939 — 1951.

Period	The Building Industry				Building Material Industries				All Industries			
	Number of Strikes	Number of Establishments	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Establishments	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Establishments	Number of Workers	Time Lost in Working Days
1939	3	42	149	295	8	11	1,085	5,605	122	243	41,038	224,588
1940	6	21	508	1,398	2	2	620	5,500	168	894	60,619	266,318
1941	13	212	3,384	9,365	12	12	6,782	20,630	331	658	87,091	433,914
1942	22	27	2,872	3,420	30	33	9,580	31,492	354	492	113,916	450,202
1943	4	4	397	1,186	34	43	15,407	159,222	402	651	218,404	1,041,198
1944	6	50	427	1,212	13	13	3,720	5,322	199	400	75,290	1,497,420
1945	5	12	325	2,848	17	19	2,687	10,703	197	418	96,068	1,457,393
1946	12	76	892	6,535	23	232	39,684	1,459,840	228	1,299	139,474	4,516,393
1947	32	391	6,057	44,262	25	33	3,037	58,049	236	1,173	104,120	2,397,340
1948	18	257	3,322	39,546	11	15	1,189	7,405	154	674	42,820	885,793
1949	13	211	3,602	41,120	10	11	890	11,420	137	542	51,437	1,063,667
1950	12	101	2,258	28,836	19	24	7,295	69,344	161	345	192,153	1,389,039
1951												
January	3	12	88	192	0	—	—	—	17	32	6,253	16,763
February	3	22	180	920	2	6	2,360	9,445	18	49	4,508	18,878
March	1	1	24	155	2	2	120	385	27	42	4,754	15,135
April	0	—	—	—	3	3	434	480	19	27	2,647	9,473
May	4	3	1,008	3,655	10	12	1,309	7,497	39	52	6,560	34,902
June	3	4	936	8,070	7	11	503	3,230	32	59	13,641	128,150
July	5	114	1,975	24,975	3	5	440	3,350	32	145	9,470	119,413
August	6	62	2,056	17,980	1	1	20	350	38	100	25,272	219,473
September	4	64	763	7,162	1	1	393	5,500	31	148	8,637	105,235
October	2	20	230	460	1	1	8	24	28	106	6,388	49,318
November	0	—	—	—	3	3	801	1,080	18	29	8,617	38,315
December	0	—	—	—	0	—	—	—	21	27	12,587	117,045
Total, 1951 ⁽¹⁾	31	302	7,260	63,569	33	45	6,388	31,341	320	816	109,334	872,300

(1) Since some strikes overlap from one month to another, annual totals of the number of strikes, number of establishments, and of the number of workers involved, need not equal the sums of the respective monthly figures.

SECTION 7 BUILDING COSTS

TABLE 69.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1939 — JANUARY, 1952.
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment Fixtures	Other Materials	Composite Index Residential Building Materials	Composite Index All Con- struction Materials
1939	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1940	113.5	100.6	100.8	118.5	100.3	106.0	103.4	104.6	104.4	107.8	106.6
1941	132.7	105.4	108.1	140.1	103.4	114.0	111.3	106.4	107.6	119.8	119.6
1942	146.0	107.2	112.1	151.1	105.4	118.5	116.5	107.7	112.4	128.0	128.4
1943	163.3	107.7	116.4	153.7	105.4	125.0	116.5	107.7	112.7	136.0	135.1
1944	179.6	108.3	118.2	150.8	105.4	130.6	116.5	107.7	112.7	143.3	141.9
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0	142.0
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	151.0	150.4
1947	230.7	110.8	137.3	174.5	107.9	165.5	141.0	143.9	136.7	176.4	185.6
1948	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6	218.2
1949	307.2	135.1	155.3	184.8	119.0	185.1	174.9	169.3	167.2	222.9	224.7
1950	332.1	139.6	168.4	179.8	117.4	226.1	177.8	180.2	173.2	237.1	245.1
1951—January	380.1	145.1	180.2	199.2	125.3	240.2	186.9	193.0	186.6	263.5	274.2
February	389.2	145.4	181.4	200.1	125.3	250.3	188.4	193.0	195.6	268.7	281.8
March	400.9	149.3	181.4	198.8	127.4	251.3	198.9	193.0	195.6	276.2	285.8
April	408.5	148.3	187.0	204.5	127.4	247.0	202.4	194.9	199.1	280.7	288.1
May	412.7	149.8	187.0	204.0	127.4	238.2	203.4	205.2	200.0	283.0	288.3
June	411.1	148.8	187.0	205.3	127.5	216.9	206.7	215.6	200.0	282.7	284.5
July	411.1	148.8	187.0	204.5	127.5	214.0	207.9	216.3	208.5	283.3	284.1
August	411.1	152.7	187.0	205.3	127.5	216.9	209.4	215.0	208.5	283.9	284.7
September	411.1	153.2	187.1	205.3	127.5	216.9	211.1	215.0	210.1	284.4	285.5 ⁽¹⁾
October	411.1	152.2	188.5	205.3	127.5	214.1	211.1	215.0	210.1	284.3	285.7 ⁽¹⁾
November	407.8	152.2	188.5	205.3	127.5	211.2	211.1	215.0	211.5	282.8	283.8
December	406.8	154.3	188.5	204.0	127.5	211.3	211.6	214.9	212.3	282.6	283.8
Annual Average	405.1	150.0	185.9	203.5	127.1	227.4	204.1	207.2	203.2	279.7	284.2
1952—January	412.5	157.8	188.5	203.6	127.5	202.6	211.6	213.7	212.4	285.0	285.1

(1) Revised.

TABLE 70 INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES CANADA, (1)
1939 — JANUARY, 1952.
(1939 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers	All Construction Workers (Including Holiday Pay Allowances)	All Industries (Including Holiday Pay Allowances)
1939	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1940	103.6	105.1	104.5	105.7	104.4	107.0	103.8	104.8	104.5	104.5	103.9
1941	109.4	112.9	111.0	109.4	113.1	112.3	110.3	108.4	111.6	111.6	113.1
1942	112.9	119.2	117.1	113.6	118.4	118.0	116.3	125.4	118.6	118.6	122.5
1943	118.9	127.6	127.9	121.3	122.9	125.5	125.3	142.6	127.7	127.7	133.7
1944	120.4	129.0	129.3	122.6	123.6	126.3	125.3	148.1	129.6	130.4	138.8
1945	122.4	131.4	131.4	125.7	124.9	129.0	125.3	159.5	131.1	132.0	151.5
1946	134.0	144.4	143.1	136.1	137.0	141.9	141.8	160.0	143.9	145.1	156.5
1947	154.1	156.4	150.8	148.4	148.6	154.4	154.4	173.7	155.0	158.6	177.7
1948	172.7	176.1	172.4	178.1	171.3	171.7	169.6	197.4	176.3	180.4	200.3
1949	178.0	182.7	183.7	184.5	182.2	179.2	177.0	203.6	184.2	188.4	209.8
1950	180.7	190.6	189.4	189.5	184.9	184.5	186.4	211.6	190.6	195.0	217.1
1951											
January	182.9	195.4	196.6	194.2	187.9	187.3	191.2	216.0	195.3	199.8	227.3
February	182.9	195.4	196.6	194.2	187.9	189.3	191.2	216.0	195.3	199.8	228.3
March	183.4	196.3	196.6	194.6	189.7	193.2	191.2	221.3	195.3	199.8	230.7
April	184.9	197.9	196.6	194.6	194.1	194.6	191.2	221.3	196.8	201.3	233.1
May	194.1	204.5	205.3	195.9	195.8	196.2	197.5	222.0	201.3	205.9	233.8
June	194.1	213.1	210.2	199.5	207.9	203.4	202.5	230.3	208.0	212.7	232.3
July	201.5	218.7	212.5	201.3	205.0 ⁽²⁾	204.7	206.4	239.6	213.5	218.3	236.8
August	201.5	220.0	218.5	207.3	205.6	212.9	208.9	247.4	217.0	221.8	238.4
September	201.5	220.2	219.0	208.0	205.6	212.9	213.4 ⁽²⁾	247.4	217.2	222.0	239.9
October	201.5	220.2	219.0	208.0	210.0 ⁽²⁾	214.9	213.4 ⁽²⁾	217.4	217.8 ⁽²⁾	222.6 ⁽²⁾	240.4
November	202.3	220.2	221.8	208.1	210.0	214.9	213.5	247.4	218.0	223.0	242.0
December	202.3	220.2	222.1	208.1	210.0	214.9	214.3	247.4	218.1	223.1	243.0
Annual Average	194.4	210.2	209.6	201.2	200.5	203.4	202.9	233.6	207.8	212.5	235.0
1952											
January ⁽³⁾	202.3	220.2	222.1	208.4	210.0	215.6	214.3	247.4	218.2	223.1	244.8

(1) For source and details of compilation (see p. 139).

(2) Revised.

(3) Preliminary.

TABLE 71.— COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLE-
SALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF
ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL
COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1939 — JANUARY, 1952.
(1939 = 100)

Period	Residential Building Materials and Wage Rates ⁽¹⁾	All Construction Materials and Wage Rates ⁽¹⁾	All Commodities	Cost of Living	Rent
1939	100.0	100.0	100.0	100.0	100.0
1940	106.4	105.7	109.9	104.0	102.4
1941	116.4	116.3	119.4	110.0	105.4
1942	124.1	124.4	126.8	115.3	107.2
1943	132.5	132.0	132.6	116.7	107.4
1944	137.6	137.1	135.9	117.1	107.8
1945	139.2	137.8	133.2	117.7	108.0
1946	148.0	148.2	140.0	121.8	108.6
1947	168.3	174.3	164.6	133.5	112.4
1948	195.2	202.4	195.0	152.7	116.3
1949	207.3	208.4	199.9	158.4	118.5
1950—January	208.2	209.5	200.6	158.6	120.4
February	208.2	211.1	201.6	159.2	120.4
March	208.0	212.0	203.1	161.3	127.8
April	210.3	214.8	204.1	161.6	127.8
May	212.8	217.7	206.4	161.6	127.8
June	217.1	223.4	210.9	163.0	127.8
July	221.6	227.9	213.7	165.0	130.0
August	223.4	230.0	217.4	166.0	130.0
September	228.8	237.1	224.4	167.3	130.5
October	230.8	235.5	221.8	168.2	130.5
November	232.0	234.7	224.2	168.2	131.4
December	233.0	236.4	227.0	168.6	131.4
Annual Average	219.5	224.2	212.9	164.1	128.0
1951—January	236.8	243.1	234.2	170.0	131.4
February	239.8	247.5	240.4	172.6	131.4
March	244.3	249.9	243.7	177.0	132.6
April	247.5	251.9	244.2	179.1	132.6
May	250.9	254.0	243.9	179.3	132.6
June	253.5	254.6	244.7	181.4	134.7
July	256.6	256.6	246.2	184.8	134.7
August	258.0	258.5	243.4	186.1	134.7
September	258.4	259.0 ⁽²⁾	242.0	187.0	137.5
October	258.5 ⁽²⁾	259.4 ⁽²⁾	241.5	187.6	137.5
November	257.9	258.5	241.0	188.4	139.5
December	257.9	258.5	239.5	188.3	139.5
Annual Average	251.7	254.3	242.0	181.8	134.9
1952—January	259.2	259.2	238.8	188.7	139.5

(1) For weighting and method of compilation (see p. 140). Data for January, 1952, are preliminary.

(2) Revised.

TABLE 72.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946 — JANUARY, 1952.

Period of Completion	Number of Months under Construction ⁽¹⁾					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11.0
1947	—	—	—	—	—	8.0
1948	20	32	27	12	9	6.5
1949	18	34	29	11	8	7.0
1950						
January	15	41	31	3	10	6.8
February	8	47	27	8	10	7.2
March	6	41	40	9	4	7.0
April	5	36	40	15	4	7.6
May	8	27	39	15	11	8.5
June	17	24	35	15	9	7.9
July	32	17	21	18	12	7.1
August	34	26	14	14	12	6.6
September	26	40	13	14	7	6.4
October	20	50	11	8	11	6.4
November	21	49	13	4	13	6.6
December	17	42	23	3	15	7.8
Annual Average	17	37	26	10	10	7.2
1951						
January	13	38	39	1	9	7.1
February	4	36	44	3	13	8.0
March	3	39	39	8	11	8.1
April	7	34	44	10	5	7.6
May	5	25	49	14	7	8.5
June	13	21	45	12	9	7.7
July	28	19	36	10	7	6.8
August	27	27	21	13	12	7.2
September	21	47	11	12	9	6.5
October	17	54	13	9	7	6.3
November	19	45	17	3	16	7.1
December	14	41	33	2	10	7.0
Annual Average	14	35	33	8	10	7.3
1952						
January	13	38	39	1	9	7.1

1) Not available for 1946 and 1947.

SECTION 8
BUILDING INDUSTRY

TABLE 73.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1939 — 1951.

Period	Construction Industry			Building Material Industries			All Industries		
	Number of Bankruptcies ⁽¹⁾	Assets \$'000	Liabilities \$'000	Number of Bankruptcies ⁽¹⁾	Assets \$'000	Liabilities \$'000	Number of Bankruptcies ⁽¹⁾	Assets \$'000	Liabilities \$'000
1939	58	401	688	17	258	361	1,109	12,212	15,946
1940	72	672	942	12	160	173	1,003	10,433	13,184
1941	91	538	1,202	14	192	279	918	6,600	9,471
1942	73	526	770	13	414	364	725	7,715	10,709
1943	53	393	576	10	378	523	416	2,275	4,676
1944	32	211	425	8	67	169	273	2,112	4,203
1945	56	248	645	12	105	290	264	1,650	3,792
1946	35	358	580	3	41	56	269	3,411	5,984
1947	53	581	1,102	29	878	1,107	509	6,994	11,107
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151
1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058
1950	148	1,601	2,879	40	728	1,328	1,275 ⁽³⁾	20,757 ⁽³⁾	32,113 ⁽³⁾
1951 ⁽²⁾									
1st Quarter	33	384	602	6	125	210	243	3,131	4,503
2nd Quarter	36	252	687	4	52	73	277	3,309	5,245
3rd Quarter	24	239	525	6	733	920	399	2,888	5,310
4th Quarter	45	477	871	12	1,168	1,564	437	6,446	9,076
Total, 1951	138	1,352	2,685	28	2,078	2,767	1,356	15,774	24,134

(1) See p. 140.
(2) Preliminary.
(3) Revised.

TABLE 74.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1939 — JANUARY, 1952.
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1939.....	100.0	100.0
1940.....	92.2	81.4
1941.....	79.7	70.1
1942.....	75.8	66.2
1943.....	90.6	86.2
1944.....	94.3	86.4
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949.....	145.8	113.1
1950—January.....	172.0	124.2
February.....	172.6	123.1
March.....	171.8	123.4
April.....	177.8	132.1
May.....	180.1	136.2
June.....	183.5	138.3
July.....	171.0	131.0
August.....	189.9	145.8
September.....	199.4	152.7
October.....	216.2	157.6
November.....	215.0	156.5
December.....	219.3	158.3
Annual Average.....	189.1	139.9
1951—January.....	249.0	169.7
February.....	264.2	184.2
March.....	256.0	180.9
April.....	265.4	185.4
May.....	268.8	184.5
June.....	262.1	180.3
July.....	269.2	181.8
August.....	282.6	191.3
September.....	314.1	203.3
October.....	311.1	207.8
November.....	289.6	196.1
December.....	295.0	198.0
Annual Average.....	277.3	188.6
1952—January.....	300.4	204.7

PART III

SOURCES AND EXPLANATORY NOTES

SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

PART I CHARTS

FIGURE 1.—PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA, QUARTERLY, 1947-1951.

Chart based on data shown in Tables 45 and 51.

FIGURE 2.—INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES, WAGE RATES OF CONSTRUCTION WORKERS AND COMBINED INDEX OF MATERIAL PRICES AND WAGE RATES, CANADA, JANUARY, 1948-DECEMBER, 1951.

Chart based on data shown in Tables 69-71.

PART II TABULAR MATERIAL

TABLE 1.—NET FAMILY FORMATION, CANADA, 1939-1951.

Net family formation is the total number of new families formed minus the number of existing families dissolved. The number of families formed is taken as the sum of marriages and married female immigrants. Dissolutions represent the sum of deaths to married persons, emigration of married females and divorces.

Data on marriages for the period 1939-1951, deaths to married persons for the period 1939-1949 and data on divorces for the period 1939-1950 obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly data on deaths to married persons during 1949 and annual and quarterly data for 1950 and 1951 estimated by the Economic Research Department, C.M.H.C., on the basis of total deaths during the corresponding periods. Quarterly data on divorces during 1949 and 1950 have been averaged from annual totals and will be revised when actual data become available. The figure for 1951, is estimated on the basis of trend for the period 1945-1950.

TABLE 2.—NUMBER OF BIRTHS, DEATHS, MARRIAGES, DIVORCES AND TOTAL POPULATION, CANADA, 1939-1951.

Population data for the period 1939-1940 obtained from *Population of Canada by Province 1921-1950, estimated as of June 1, for Intercensal Years*, D.B.S. Population data for 1941 and 1951 represent census counts for those years. Data for births, deaths and marriages for the period 1939-1951 and divorces for the period 1939-1950, obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

TABLE 3.—BIRTH, DEATH, MARRIAGE AND DIVORCE RATES, CANADA, 1939-1951.

Rates calculated on the basis of data shown in Table 2.

TABLE 4.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1939-1951.

Data compiled by courtesy of D.B.S. from data supplied by the Immigration Branch, Department of Citizenship and Immigration.

TABLE 5.—NUMBER OF EMIGRANTS FROM CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1939-1951.

Figures are estimated by the Economic Research Department, C.M.H.C., on the basis of data supplied by D.B.S., and the Foreign Exchange Control Board. For the period July, 1948, to December, 1950, basic data have been revised in accordance with *Statistics of Emigration from Canada*, D.B.S. Reference Paper No. 26, May, 1951. All data are provisional and subject to adjustment following the 1951 Census.

Estimates of total emigration are based on the number of Canadian immigrants entering the United States as supplied by the Immigration and Naturalization Service of the United States Department of Justice for the period 1939 to June, 1949. Data were also available on the number of Canadian immigrants entering the United Kingdom during the period, 1939 to September, 1951 as obtained from periodic issues of the *British Board of Trade Journal*. An allowance was made for emigration to other countries. Estimates for 1950 and 1951, are based on the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident, with the intention of leaving the country permanently. An allowance was made for emigrants leaving Canada without making application to the Foreign Exchange Control Board.

Estimates for emigration of married females and children under eighteen years of age are based on data supplied by the Foreign Exchange Control Board as indicated above.

TABLE 6.—NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY, 1939-1951.

Data compiled by the Economic Research Department, C.M.H.C. Sources are the same as for Tables 4 and 5.

TABLE 7.—NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, CANADA, 1939-JANUARY, 1952.

Sources of data shown in Table 7 are as follows:

1945 *Housing Statistics*, 1946, D.B.S.

1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S. Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

1947 Data for completions obtained from *Supplement to Housing Statistics*, 1947, D.B.S. Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S. Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950-January, 1952 Data obtained from monthly issues *New Residential Construction*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics*, 1946, D.B.S.

Estimates for 1948, 1949 and 1950-February, 1952 are based on the results of a nationwide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of February, 1952, does not equal the number shown as under construction at the end of 1951 plus starts less completions during the first 2 months of 1952. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 8.—NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS, CANADA, 1947-MARCH, 1951.

The data on dwellings started in metropolitan areas and in other cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Dwellings started in other areas are estimates prepared by D.B.S. based on sample surveys. Sources of data are:

1947 Data compiled by the Economic Research Department, C.M.H.C., from figures supplied by the Public Finance Statistics Division, D.B.S.
 1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.
 1950-March, 1952 Data obtained from monthly issues *New Residential Construction*, D.B.S.

TABLE 9.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS, CANADA, 1947-JANUARY, 1952.

Sources are the same as for Table 7.

TABLE 10.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY TYPE OF UNIT, CANADA, 1947-JANUARY, 1952.

1947 Data obtained from *Supplement to Housing Statistics, 1947, Dwelling units—Types of Buildings and Types of Construction for Individual Municipalities and Other Areas*, D.B.S.
 1948-January, 1952 Sources are the same as for Table 7.

TABLE 11.—DISTRIBUTION OF NEW COMPLETED DWELLINGS UNSOLD, BY NUMBER OF MONTHS UNSOLD, AND AVERAGE NUMBER OF MONTHS UNSOLD, METROPOLITAN AREAS AND OTHER MAJOR CITIES, CANADA, 1950-1951.

Data based on reports compiled by the Statistics Department, C.M.H.C.

TABLE 12.—GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1939-1951.

Data for this publication for the years 1939-1948 were obtained from *Residential Real Estate in Canada*, by O. J. Firestone, University of Toronto Press, 1951, Tables 77 and 78, pp. 281 and 283. Annual data shown in *Residential Real Estate* for 1949 were preliminary and have been revised. The quarterly estimates for 1950 and 1951 were made by the Economic Research Department, C.M.H.C. Data for 1949-1951 include an allowance for Newfoundland.

Gross residential capital formation represents an estimate of expenditures on new construction on major improvements and alterations to existing structures. It includes also supplementary house-building expenses of installed non-moveable equipment and payments for professional land and repair services such as architectural and legal fees.

Capital consumption represents an estimate of depreciation and accidental losses to the stock of residential capital such as may be caused by fire, flood, or storm.

Both gross residential capital formation and gross capital consumption are net of raw land and relate to the value of assets created by construction activity only.

Information on the services and methods of estimation may be found in detail in *Residential Real Estate*, pp. 418-430.

TABLE 13.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER, AND GROSS NATIONAL EXPENDITURE, CANADA, 1939-1951.

Data for "other" construction for the period 1939-1950 obtained from *Private and Public Investment in Canada 1926-1951*, Department of Trade and Commerce, Ottawa, p. 151. Annual data shown in *Private and Public Investment in Canada* for 1951 were preliminary and have been revised by the Economics Division, Department of Trade and Commerce.

Housing data for the period 1939-1944 obtained from *Residential Real Estate in Canada*, by O. J. Firestone, University of Toronto Press, 1951, Table 76, p. 280. For the period 1945-1951 housing data estimated by the Economic Research Department, C.M.H.C.

Data on gross national expenditure for the period 1939-1951 obtained from *National Accounts, Income and Expenditure, 1926-1950*, Research and Development Division, D.B.S. and *National Accounts, Income and Expenditure, Preliminary 1951*, D.B.S.

TABLE 14.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1940-1951.

Data for 1940-February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-December

1951, provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. The number of new dwelling units includes conversions.

Data for May-November 1948, January-April 1949, and November-December 1950, based on returns from 203 municipalities, December 1948, 202 municipalities.

TABLE 15.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1939-JANUARY, 1952.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of wholesale prices of residential building materials and wage rates in the construction industry as contained in Table 69.

TABLE 16.—NUMBER OF NEW PERMANENT DWELLINGS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947-1951.

Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence, the Federal-provincial housing projects and units built under the Capital Assistance provisions of the Department of Defence Production. Privately-initiated housing with Federal Government financial assistance in the form of loans, covers starts under the National Housing Act, 1944, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the Rental Insurance Plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of The National Housing Act, 1944, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

Data on "publicly-assisted housing starts" for 1950 and 1951 as shown in this table differ from those shown in the 1950 and 1951 issues of *Mortgage Lending in Canada*, C.M.H.C., Table 36, under the title "Dwellings Started and Completed by Principal Source of Financing and Province, Canada". The latter table includes starts of dwellings constructed for government employees but excludes dwellings started, on which double depreciation benefits have been extended. This table on the other hand, excludes starts on dwellings built for Government employees and includes dwellings built under the double depreciation assistance. An additional difference between data in the two tables is due to the fact that only permanent dwellings are covered in this table whereas starts on temporary dwellings are included in Table 36 of the above mentioned issues of *Mortgage Lending in Canada*.

TABLE 17.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945-FEBRUARY, 1952.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 18.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNTS OF LOANS APPROVED FOR NON-DEFENCE WORKER HOUSES BUILT WITH AGREED SALE OR CONTRACT PRICE, AND NUMBER OF DWELLINGS FINANCED, CANADA, OCTOBER, 1951-FEBRUARY, 1952.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 19.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, 1950 AND 1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 20.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA, 1950 AND 1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 21.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946-1951.

Data compiled by the Mortgage Department, C.M.H.C.

TABLE 22.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS, AND TOTAL ESTIMATED COST APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948-JANUARY, 1952.

Data compiled by the Statistics Department, C.M.H.C. on a *net* basis. As a result allowances for cancellations, adjustments and reinstatements have been made in the month they were reported and negative figures may appear in a particular month, during which there were more cancellations reported than approvals made.

Whereas the data under the heading "Loans under N.H.A." comprise all Rental Insurance projects with N.H.A. loans approved at time of compilation, the data under the classification "with conventional loans" are residual and in addition to Rental Insurance. Projects without N.H.A. loans may include cases where an N.H.A. loan may be approved in a subsequent quarter. The distribution between N.H.A. loans and conventional loans are preliminary for the last quarter shown and are subject to revision in the Second Quarter, 1952 issue of *Housing in Canada*.

TABLE 23.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, JULY, 1948-JANUARY, 1952.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 24.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS, AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947-1951.

Data compiled by Statistics Department, C.M.H.C. In June, 1948, one project comprised 18 housing units, 8 stores and 1 garage. In this month estimated costs are based on dwellings, stores and garages.

TABLE 25.—FEDERAL-PROVINCIAL HOUSING PROJECTS UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944, BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CANADA, 1950-1951.

Data compiled by the Economic Research Department C.M.H.C. from reports prepared by the Statistical Department, C.M.H.C.

Data on expenditures are from the records of the Accounting Division, C.M.H.C.

TABLE 26.—FEDERAL-PROVINCIAL LAND ASSEMBLY PROJECTS UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944, CANADA, 1950-1951.

Data compiled by the Economic Research Department C.M.H.C. from reports supplied by the Statistical Department and Accounting Division, C.M.H.C.

The construction work involved in each project varies from one to another but in general a complete land assembly project includes surveying of roads and lots, installation of main and lateral sewers, water mains and hydrants, the ditching, grading, gravelling, and surfacing of roads and driveways, the installations of street lights and filling and grading of grounds. The completion of improvements means that the lots are ready for sale but not necessarily sold.

TABLE 27.—LAND ASSEMBLY PROJECTS UNDER SECTION 11B OF THE NATIONAL HOUSING ACT, 1944, CANADA, 1947-1951.

Data compiled by the Property Management Department, Mortgage and Real Estate Division, C.M.H.C.

TABLE 28.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941-1951.

Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947-December, 1951 compiled by the Accounting Division, C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1949-1951 by the Statistics Department, C.M.H.C.

TABLE 29.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945-JANUARY, 1952.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949-January, 1952 by the Statistics Department, C.M.H.C.

TABLE 30.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, DWELLINGS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, YEAR ENDS, 1948-1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 31.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947-1951.

Data compiled by Statistics Department from data supplied by the Property Management Section, Real Estate Division, C.M.H.C.

TABLE 32.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY, 1949-1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 33.—ARMED SERVICE MARRIED QUARTERS CONSTRUCTION OPERATIONS BY THE DEPARTMENT OF NATIONAL DEFENCE, PERMANENT AND TEMPORARY HOUSING, NUMBER OF DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947-1951.

Data obtained by courtesy the Joint Services Accommodation Committee, Department of National Defence. Figures compiled by the construction branches of the Department of National Defence.

No land costs are shown because the units are constructed on crown-owned property.

The designation "temporary units" refers to conversions but excludes emergency conversions.

TABLE 34.—HOUSING OPERATIONS AND OTHER CONSTRUCTION OPERATIONS BY DEFENCE CONSTRUCTION LIMITED, CANADA, NOVEMBER, 1950-JANUARY, 1952.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 35.—HOUSING OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF DEFENCE PRODUCTION, NUMBER OF CONTRACTS AWARDED AND DWELLINGS FOR WHICH CONTRACTS HAVE BEEN AWARDED, NUMBER OF DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, JANUARY-DECEMBER, 1951.

Data compiled by the Statistics Department and Accounting Department, C.M.H.C.

TABLE 36.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943-1951.

Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs. Data on expenditures for 1950-December, 1951 are not comparable with data for previous years as excess costs borne by the veterans and certain improvements included in previous years are not available for 1950-December, 1951.

TABLE 37.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929-1951.

Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 38.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945-1951.

Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 39.—OPERATIONS UNDER THE QUEBEC HOUSING ACT, NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED AND PROVINCIAL COMMITMENTS, JANUARY, 1948-1951.

Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 40.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947-1951.

Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 114 lending institutions comprising 40 life insurance companies, 36 trust companies, 21 loan companies, 8 fire insurance companies, and 9 fraternal societies. These companies advanced 93 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1950.

TABLE 41.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF DWELLING, CANADA, 1947-1951.

Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 40.

TABLE 42.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED,
GREATER TORONTO AREA AND PROVINCE OF ONTARIO,
1939-1951.

Data compiled by the Economic Research Department, C.M.H.C. The number mortgages registered, Greater Toronto Area, 1939-December, 1951 were obtained from the Toronto Registry Office, York East and West Registry Offices and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1945-December, 1951, were obtained from the Toronto Registry Office, York East and West Registry Office and estimates of discharges from Toronto and York Land Titles Office.

The number of mortgages registered and discharged in the Province of Ontario reflect mortgage activity as recorded in the 65 registry and 16 land titles offices of the province. Data for the 65 registry offices and one land titles office are based on original records made available by courtesy of the Inspector of Legal Offices, Province of Ontario. Coverage of the remaining 15 land titles offices were obtained by means of a sample survey of the mortgage registrations and discharges during the month of September, 1950, recorded in 10 land titles offices. This information was used in conjunction with the data mentioned above to produce estimates for the province as a whole. For further details of the sample survey see *Mortgage Lending in Canada, 1950*, p. 100.

TABLE 43.—LOANS FOR BUILDING PURPOSES AND OTHER LOANS MADE BY
CHARTERED BANKS, CANADA, 1939-1951.

Data obtained from monthly issues of *Statistical Summary*, Bank of Canada.

This classification of bank loans in Canada was commenced in 1934 in pursuance of an amendment to the Bank Act of 1934, and is prepared on the basis of loans outstanding as at October 31 of each year during the period 1939-1946, and as at September 30 in 1947-1949 and at the end of March, June, September and December for 1950 and 1951.

"Building Loans" refers to loans to building contractors and other persons or firms for building purposes.

TABLE 44.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY
LUMBER, OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND
INDEX OF DOMESTIC DISAPPEARANCE OF CONSTRUCTION
MATERIALS EXCLUDING LUMBER, CANADA, 1939-1951.

Data compiled by Economic Research Department, C.M.H.C. from information provided by courtesy of D.B.S.

The combined index of construction material production is based on the total value of output of the more important construction materials in terms of 1946 prices. It is designed to measure the overall trend in the physical output of construction materials. Because of the high degree to which producers of construction materials, with the exception of lumber, are responsive mainly to the requirements of the domestic market, the output index provides a rough indication of trends in domestic construction activity.

A closer indication of trends in domestic construction activity, however, can be obtained from the index of domestic disappearance, designed to measure the rate at which the construction industry absorbs materials. To obtain this index, the production index was adjusted, where possible, by the addition of imports, the deduction of exports, and the replacement of the original production data with data on factory sales of materials to take account of producers' inventory changes. The series on domestic disappearance is subject to the limitation that it does not reflect changes in the level of dealers' inventories. This means that in respect to materials such as lumber, where dealers' inventories represent a comparatively high proportion of yearly output or factory shipments, the series shown here cannot be relied on to give an accurate short term indication of the actual absorption of materials on the site. For this reason, lumber was excluded from the series on domestic disappearance shown in this tabulation.

The indexes are based on 23 materials, including lumber, for 1945, and on 41 materials for the period 1946-December, 1951. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 45.—PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939-1951.

Sources of data for building materials listed in Table 45 are as follows:
Sawn Lumber:

- 1939—1949 Annual issues *The Lumber Industry in Canada*, D.B.S.
- 1950—December, 1951 Monthly issues *Production, Shipments and Stocks on Hand of Saw-mills*, D.B.S.
- Hardwood Flooring:
- 1946—December, 1951 By courtesy The Timber Controller, Department of Trade and Commerce. The unit measure, square feet, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.
- Wood Fibre Building Board:
- 1945—1948 By courtesy of the Forest Products Statistics Section, D.B.S.
- 1949—December, 1951 Monthly issues *Rigid Insulating Board Industry*, D.B.S.
- Building Brick: Data relate to face and common clay brick.
- 1939—1944 Annual issues *The Clay and Clay Products Industry in Canada*, D.B.S.
- 1945—December, 1951 Estimates prepared by Economic Research Department, C.M.H.C., based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.
- Data on production of brick, 1946—December, 1951, shown in *Canadian Statistical Review*, D.B.S. represent production of these firms only.
- Flue Linings:
- 1946—December, 1951 By courtesy the Mining, Metallurgy and Chemical Statistics Section, D.B.S.
- Vitrified Sewer Pipe:
- 1946—December, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
- Structural Tile:
- 1939—December, 1951 Monthly issues of *Report on Clay Products Made from Canadian Clays*, D.B.S.
- Mineral Wool Batts:
- 1939—1949 Annual issues *The Stone Industry in Canada*, D.B.S.
- 1950—December, 1951 Monthly issues *Mineral Wool*, D.B.S.
- Granulated and Loose Mineral Wool:
- 1939—1949 Annual issues *The Stone Industry in Canada*, D.B.S.
- 1950—December, 1951 Monthly issues *Mineral Wool*, D.B.S.
- Cement:
- 1939—1949 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.
- 1950—December, 1951 Monthly issues *Cement*, D.B.S.
- Concrete Blocks:
- 1945—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
- 1948—December, 1951 Estimates prepared by the Economic Research Department, C.M.H.C. based on monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S. which accounts for 82 per cent of total production.
- Cement Pipe and Tile:
- 1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
- 1947—December, 1951 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.
- Single Pole Switches:
- 1946—December, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
- Duplex Receptacles:
- 1946—December, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
- Outlet Boxes:
- 1946—December, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
- Non-Metallic Sheathed Cable:
- 1946—December, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
- Gypsum Wallboard:
- 1939—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—December, 1951 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Lath:

1945—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—December, 1951 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Plaster:

1939—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—December, 1951 Estimates prepared by the Economic Research Department, C.M.H.C. Production data shown in monthly issues of *Production, Shipments and Stocks of Gypsum Products* include sundry plasters such as moulding plaster, etc. These were excluded in the figures shown in this table.

Builders' Hardware:

1939—1942 *Iron and Steel and Their Products 1940-1942*, D.B.S.

1943—1945 *Iron and Steel and Their Products 1943-1945*, D.B.S.

1946—1949 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.

1950—December, 1951 Estimates prepared by Economic Research Department, C.M.H.C. based on factory sales reported to D.B.S. by firms accounting for about 98 per cent of total sales in 1949.

Bath Tubs:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Sinks:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Wash Basins:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Warm Air Furnaces:

1945—1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—December, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Domestic Heating Boilers:

1939—1949 Annual issues *The Heating and Cooking Apparatus Industry, Canada*, D.B.S.

1950—December, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Radiators:

1939—1949 Annual issues *The Heating and Cooking Apparatus Industry, Canada*, D.B.S.

1950—December, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Hot Water Storage Tanks:

1939—1949 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.

1950—December, 1951. By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Electric Hot Water Tank Heaters:

1939—1943 *Manufacture of the Non-Ferrous Metals in Canada, 1939-1943*, D.B.S.

1944—1948 Annual issues *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.

1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—December, 1951 Estimates prepared by the Economic Research Department, C.M.H.C. based on returns made to D.B.S. from firms accounting for about 86 per cent of production in 1949.

Asphalt Shingles:

1939 By courtesy the Forest Products Statistics Section, D.B.S.

1940—1942 *Asphalt Roofing Industry, December, 1945*, D.B.S.

1943—1944 *Asphalt Roofing Industry, March, 1948*, D.B.S.

1945—1947 *Asphalt Roofing Industry, January, 1949*, D.B.S.

1949—1950 *Asphalt Roofing Industry, January, 1951*, D.B.S.

1951 Monthly issues *Asphalt Roofing Industry*, D.B.S.

Tar and Asphalt Felts:

1941—1945 By courtesy the Forest Products Statistics Section, D.B.S.

1946—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.

1948—December, 1951 Monthly issues *Asphalt Roofing Industry*, D.B.S.

TABLE 46.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1939-1951.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 47.—IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1939-1951.

Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

The data on wallboard building board for the period 1939-1947 include insulating board. The data for the period 1948-December, 1950 exclude insulating board as the Emergency Exchange Conservation Act which was in effect from 1948 to December 31, 1950 prohibited the importation of this type of building board.

TABLE 48.—EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1939-1951.

Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S. include planks and boards only.

TABLE 49.—PRODUCTION OF PIG IRON AND STEEL INGOTS AND ESTIMATED DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS, CANADA, 1939-1951.

Data on production of domestic pig iron and steel ingots obtained from *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S. for the period 1939-1945, and for subsequent periods from annual issues of *The Primary Iron and Steel Industry in Canada*, D.B.S., and monthly issues of *Primary Iron and Steel*, D.B.S. Annual and quarterly revisions for the period 1945-1951 have been made by the Steel Division, Department of Defence Production. Data on production of rolling mill products made from Canadian ingot are estimated by applying a conversion factor of .725 to steel ingot processed in Canada. The conversion factor of .725 allows for the estimated weight loss involved in turning iron and steel shapes out of the ingot form. Data on imported rolling mill products are derived by reducing the total of imported steel, including ingots, by the estimated production loss sustained in processing its ingot content.

Domestic disappearance of rolling mill products is the sum of domestic production and imports less exports.

The volume of rolling mill products being made available to Canadian consuming industries as indicated in "domestic disappearance" exceeds that of "net total domestic shipments" of primary iron and steel shapes from Canadian rolling mills as shown in Table 50. This difference is accounted for by the fact that a portion of imports of primary iron and steel shapes is shipped direct to consuming industries without being processed in Canadian mills. Another factor is that data on production of rolling mills products from Canadian ingot as shown in this table do not show actual production but represent output of iron and steel shapes that would be forthcoming from current ingot production.

TABLE 50.—SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES, CANADA, 1946-1951.

Data obtained from monthly issues of *Canadian Statistical Review*, D.B.S. Monthly revisions during 1951, provided by the Steel Division, Department of Defence Production.

The classification "Merchant Trade Products" refers to items produced in integrated mills and covers wire and wire products. The "miscellaneous" category includes all steel used in the following: agricultural and other farm implements, machinery and tools, mining and lumbering industries, pressing, forming and stamping industries, public works and utilities, shipbuilding and steel specifically marked for National Defence purposes. During the year 1949 the amount of steel used for National Defence purposes amounted to .3 per cent of the total miscellaneous category. The classification "Producers' Interchange" represents the amount of steel shipped to producers' own plants or to other plants within the primary industry for further processing e.g. black sheet to galvanizing department; hot rolled bars to make railway track material. See also explanatory note to Table 49.

TABLE 51.—PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA, 1939-1951.

Cast-Iron Soil Pipe and Fittings:

1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S.

1943—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—December, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Pressure Pipe and Fittings:

1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S.

1943—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—December, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Steel Pipe and Fittings:

1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S.

1943—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—December, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

1942—December, 1951 By courtesy the Steel Division, Department of Defence Production. Structural include T-bars, Z-bars, H-beams, I-beams, uprights, angles, etc., where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S.

1943—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—1949 *The Hardware Tools and Cutlery Industry in Canada, 1949*, D.B.S.

1950—December, 1951 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Galvanized Sheets:

1939—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1945—1949 *Primary Iron and Steel Products*, December issues, 1945-1949, D.B.S.

1950—December, 1951 Monthly issues, *Primary Iron and Steel*, D.B.S.

TABLE 52.—SALES AND STOCKS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA, 1949-1951.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 53.—IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA, 1939-1951.

Data on imports obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

Data on exports obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

TABLE 54.—VOLUME OF SELECTED BUILDING MATERIALS UNLOADED AT RAILWAY STATIONS IN CANADA, 1939-1951.

1939—1948 Data obtained from annual issues of *Summary of Monthly Railway Traffic Reports*, D.B.S.

1949—December, 1951 Data obtained from issues of *Monthly Traffic Report of Railways of Canada*, D.B.S.

This series replaces the data on "Movement by Rail of Building Materials" appearing in *Housing in Canada*, prior to the October, 1950, issue which were based on freight loadings at stations in Canada. Whereas the present series covers only freight unloaded for domestic use, thereby including imports and excluding exports, the former series covered freight loaded at Canadian stations and thereby included exports and excluded imports. The present series more closely reflects the use of materials by the construction industry in Canada.

TABLE 55.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946-1951.

Data compiled by the Economic Research Department, C.M.H.C. from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tile, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, gypsum products, asbestos building materials, sanitary ware, mineral wool, sand and gravel.

TABLE 56.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES, NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES, BY REASON FOR LAYOFF, CANADA, MARCH, 1948-JANUARY, 1952.

Data obtained by courtesy the Economics and Research Branch, Department of Labour.

The figures are compiled on the basis of information submitted through day to day layoff reports and monthly summary reports made by local offices of the National Employment Service. Layoffs that are occasioned by normal seasonal factors are excluded from the compilation as far as possible. For the most part, reports are not received for layoffs involving less than ten workers or for those of less than two weeks' duration.

The layoffs cover manufacturing industries only, and are classified by their cause into three categories: lack of orders; lack of material; and other. The category "other" to a large extent represents non-economic factors such as flood and fire, but it includes some factors that are at least partly economic such as bankruptcies, strikes, and plant closures for repairs or retooling. The latter factors however do not directly reflect the immediate demand and supply conditions of the businesses concerned. The factors which have an immediate bearing on the supply side (lack of material) and on the demand side (lack of orders) of the businesses concerned are shown separately.

TABLE 57.—CAPITAL EXPENDITURES IN BUILDING MATERIAL INDUSTRIES, CANADA, 1945-1951.

Data prepared by the Economics Division, Department of Trade and Commerce, from information collected by D.B.S.

The estimates of capital expenditure were based on returns from a selected group of establishments covering in the main those with an annual gross value of output equal to or in excess of \$50,000.

Some of the reporting establishments which are in the building materials field produce other commodities as well, which are not classed as building materials. In such cases of joint production the proportion of investment allocated to the building materials field is estimated on the basis of the proportion of the gross value of output deriving from building material production. In terms of gross value of output a significant degree of joint production occurs in only 16 per cent of the establishments covered.

The building material industries comprise firms producing the following items: cement, building brick, flue linings, vitrified sewer pipe, sawn lumber, hardwood flooring, wood fibre insulating board, builders' hardware, warm air furnaces, domestic heating boilers, cast-iron radiators, hot water storage tanks, electric hot water tank heaters, asphalt shingles, asphalt rolls, cast-iron soil pipe, steel pipe, wire nails and spikes, gypsum wall board, gypsum lath, gypsum plaster, single-pole switches, duplex and single receptacles, outlet boxes, non-metallic sheathed cable, bath tubs, sinks, wash basins, concrete brick, concrete building blocks, cement sewer pipe, drain pipe and culvert tile, structural tile, drain tile, sand lime brick, granulated mineral wool, bulk or loose mineral wool, gypsum block and tile, tar and asphalt felts, tar and asphalt sheathings, wrought iron pipes and fittings, lead pipe ($\frac{3}{4}$ " water service), copper tubing (water service), closet bowls, closet tanks, toilet seats, structural steel shapes, cast-iron water pipe, mineral wool batts, paints, pigments and varnishes.

TABLE 58.—EMPLOYMENT, UNEMPLOYMENT AND THE LABOUR FORCE, BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL AND ALL INDUSTRIES, CANADA, 1939-1951.

Data for the period 1939-1945 on employment and unemployment in non-agricultural industries and for the Canadian labour force obtained from *Canadian Labour Force Estimates, 1931-1950*, Reference Paper No. 23, 1951, Labour and Prices Division, D.B.S. Data on employment in the construction industry for the period 1939-1945 prepared by

the Economic Research Department, C.M.H.C. from estimates of paid-workers in the construction industry as contained in *Canadian Labour Force Estimates 1931-1950*, p. 18.

The data in this table for the period 1946-1950 are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates for this period are subject to sampling error. In general the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

The construction industry referred to in Table 58 includes engineering as well as building construction, whereas Table 60 covers the building industry only.

The industry classification used in Table 58 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the business of the establishment as a basis whereas the *Occupational* class shown is based on the *Standard Summary of Occupational Classes*, D.B.S. where the basis is the actual job performed. Force account employees of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non-construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial. The Province of Manitoba was excluded from the June Labour Force Survey, 1950, because of flood conditions. To achieve comparability with preceding periods in this series the Labor and Prices Division, D.B.S. made estimates of the probable Manitoba components for non-agricultural industries and the Canadian labour force and included them with data appearing in the *Canadian Labour Force Estimates 1931-1950*. Estimates of the Manitoba component of the construction industry at June, 1950, were prepared by the Economic Research Department, C.M.H.C. and were included with the data provided in the *Labour Force Survey*, June, 1950.

TABLE 59.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS BY NUMBER OF HOURS WORKED PER WEEK, CANADA, MARCH, 1949-1951.

Data based on a distribution of employed male construction workers by number of hours worked per week, provided by courtesy the Special Surveys Division, D.B.S. The average number of hours worked per week is shown to indicate overall seasonal variations and longer term trends. It is calculated from a frequency distribution, somewhat more detailed than that shown in this table, on the assumption that the mid-point of each class interval is representative of the group falling therein. The averages shown are subject to sampling error and should be interpreted with caution. The total number of hours worked per week represents the product of the average number of hours worked per week and the number of male workers employed in the construction industry.

TABLE 60.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, 1939-1951.

Data represent new series compiled by the Employment Section of the Labour and Prices Division, D.B.S. from reports made by employers with 15 or more employees. Indexes of employment in the building industry for the period 1939-1946 obtained by courtesy the Employment Section of the Labour and Prices Division, D.B.S.; for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings, 1947-1950*, 1951, Employment Section of the Labour and Prices Division, D.B.S. and for 1951 from monthly issues of *Employment and Payrolls*, D.B.S. Indexes of employment in the non-agricultural industries for the period 1936-1946 obtained from *Employment, Payrolls and Average Weekly Earnings, 1936-1946, with Index Numbers of Employment, 1921-1938*, 1951, Employment Section of the Labour and Prices Division, D.B.S.; for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings, 1947-1950*, 1951, D.B.S. and for 1951 from monthly issues of *Employment and Payrolls*, D.B.S.

Data on the number of persons employed in the building industry for the period 1939-1944 estimated by the Economic Research Department, C.M.H.C. from indexes of employment in the building industry; data for the period 1945-1949 obtained from annual issues of *Annual Review of Employment and Payrolls*, Employment Section of the Labour and Prices Division, D.B.S.; monthly data for 1950 from *The Employment Situation*, D.B.S. and for 1951 from monthly issues of *Employment and Payrolls*, D.B.S.

Data on average weekly earnings in the building industry for the period 1940-1946 obtained by courtesy of the Employment Section of the Labour and Prices Division, D.B.S., for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings 1947-1950*, and for 1951 from monthly issues of *Employment and Payrolls*, D.B.S.

Data on the aggregate weekly payroll in the building industry are the product of the number of persons employed and the average weekly earnings.

TABLE 61.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945-1951.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 60.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 62.—LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND TOTAL LABOUR INCOME, CANADA, 1939-1951.

Data for the period 1939-1950 obtained from *National Accounts, Income and Expenditure, 1926-1950*, 1951, Research and Development Division, D.B.S. Monthly data for 1951 obtained from *Estimates of Labour Income*, D.B.S.

A series on total construction outlay is shown in Table 13 and a comparison of the two series shows trends that are similar but not identical. There are two reasons for some variation in trend. First, the labour component of construction expenditure does not vary exactly as the other components because of changes in labour output per man hour and different rates of change in wage rates and construction material prices or management and overhead expenses. Second, in the case of labour income estimates a different coverage of the construction industry is made than for estimates of total construction expenditure. Whereas Table 13 is intended to cover all construction expenditures, the estimates in Table 62 do not include: 1) expenditures by unincorporated own account contractors and builders, 2) construction outlay by railway and telephone companies, 3) repair and maintenance construction outlay on force account by non-construction companies, 4) construction outlay by Federal, provincial or municipal governments.

TABLE 63.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1944-1951.

Compiled by the Unemployment Insurance Section, Labour and Prices Division, D.B.S., based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 64.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1942-1951.

Data compiled by the Unemployment Insurance Statistics Section, D.B.S.

A person who has made at least 180 contributions into the Unemployment Insurance Fund, during the two year period immediately preceding a claim for benefits and has made 60 contributions in the year preceding the claim or 45 contributions in the 6 months

preceding the claim establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment supplementary to data shown in Tables 58 and 63.

The chief limitations of the data in Table 64 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act. From January 1, 1948, to June 30, 1950, salaried personnel earning less than \$3,120 have come under the Act and since July 1, 1950, the ceiling of insurability for salaried employees is raised from \$3,120 to \$4,800 a year. There are therefore, a number of construction workers not covered in this tabulation. (2) not all unemployed workers have made 180 days' contribution prior to their period of unemployment. (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time. (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 65.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1945-1951.

Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 66.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1939-1951.

Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Citizenship and Immigration.

TABLE 67.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA, 1948-1951.

This series shows the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident with the intention of leaving the country permanently. The data cover skilled construction workers only, with no separate information available on semi-skilled and unskilled construction workers who are lumped with "general labour". The monthly figures are by "date of application" and there is usually a time lag of a month or two between this date and the actual date of departure of the emigrant. This series is currently in the process of being checked and developed further. As revised data become available, they will replace the preliminary series shown here. The data are supplied by courtesy of D.B.S. and the Foreign Exchange Control Board, the compilations being prepared by D.B.S. on the basis of information supplied by the Foreign Exchange Control Board.

TABLE 68.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, BUILDING MATERIAL INDUSTRIES, AND IN ALL INDUSTRIES, CANADA, 1939-1951.

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 69. INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1939-JANUARY, 1952.

Revised composite index of wholesale prices of all construction materials obtained from *Wholesale Price Indexes 1913-1950* D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S. These indexes replace the series formerly published the first quarter, 1951 and preceding issues of *Housing in Canada* on wholesale prices of construction materials in general. For differences between this index and that published in previous issues of *Housing in Canada* see *Wholesale Price Indexes 1913-1950*, D.B.S. p. 4.

Indexes of wholesale prices of residential building materials obtained from *Prices and Price Index Numbers of Residential Building Materials*, March, 1948, D.B.S. and from *Prices and Price Indexes*, April, 1951, D.B.S. Indexes are converted from a 1935-1939 to a 1939 base. The composite index in this series is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each

group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The trend of residential building material prices does not vary to a significant extent from the trend for construction materials in general over the period 1926-January, 1952. At January, 1952, the index for residential materials stood at 285 on the 1939 base, the same level as the construction material index at that date.

The purpose of these group indexes is to reflect the *average* movement of prices of building materials having a characteristic use. In interpreting these indexes certain qualifications should be observed before drawing general conclusions from them. First, the price of each building material in a group rises or falls either independently of the other or possibly in an inter-related fashion depending on the extent of their homogeneity. Changes in prices of each material may also occur at varying rates from another. Consequently a group index provides no information with respect to price changes experienced by a specific building material within a group. Attention is drawn to *Price Index Numbers of Residential Building Materials 1926 to 1948*, Labour and Prices Division, D.B.S., March 1949, which sets out in detail the building materials comprising each group. Secondly, though the indexes are designed, by applying appropriate weighting techniques, to express *national averages* of price changes, they may be modified by regional cost differentials. This problem of regional differentials in housing construction costs is treated at length in Chapters 1 and 2, *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946.

TABLE 70.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, 1939-JANUARY, 1952.

Data obtained from the Department of Labour.

Indexes for the individual trades other than sheet metal workers, obtained by courtesy of the Economics and Research Branch for the years 1945-1950 and for the months of March and September, 1951. Monthly interpolations on these indexes for the year 1951 and January, 1952 were made on the basis of wage rate schedules for 15 cities supplied by courtesy of the Industrial Relations Branch. Each city in these calculations was weighted according to the number of housing unit completions in 1950. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour for each trade engaged in residential building as established in *The Labour Value of the Building Dollar*, Housing Administration, Department of Finance, Ottawa, 1943, p. 29. The indexes for 1945-1951 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. The indexes for 1939-1941 relate to June; for 1942-1943, December; for 1944-1945, October; 1946, December; 1947, July; 1948 and 1949, September; and 1950 and 1951, March and September.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1939-1950 and by courtesy of the Industrial Relations Board for 1951.

The index for all industries was estimated by the Economic Research Department, C.M.H.C., on the basis of the General Average Index as contained in annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1949 and as supplied by courtesy of the Economics and Research Branch for March and September, 1950 and 1951. Monthly interpolations on this index for the year 1950 and first quarter 1951 were made on the basis of average hourly earnings in principal industries as published in monthly issues of *Man Hours and Hourly Earnings*, D.B.S. weighted by relative employment weights in these industries as contained in monthly issues of *The Employment Situation*, D.B.S. Monthly index numbers for the last three quarters, 1951, estimated by the Economic Research Department on the basis of trend during 1949 and 1950.

The indexes for both all construction workers and all industries, including holiday pay allowances, include a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 71.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESAL PRICE INDEX OF ALL COMMODITIES, AND INDEXES OF COST OF LIVING AND RENT, 1939-JANUARY, 1952.

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Revised index of wholesale prices of all commodities obtained from *Wholesale Price Indexes 1913-1950* D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S. For differences between this index and that published in *Housing in Canada*, First Quarter, 1951, and previous issues, see *Wholesale Price Indexes 1913-1950* D.B.S. p. 4.

Remaining data obtained from issues of *Prices and Price Indexes*, D.B.S., and converted to a 1939 base.

TABLE 72.—PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946-JANUARY, 1952.

Data for 1946 and 1947 obtained from Annual Report, 1947, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for 1950-January, 1952 obtained from monthly issues of *New Residential Construction*, D.B.S.

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The series on building materials industry is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, mineral wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

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Data for period 1944-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947-January, 1952 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

- (1) Building materials index based on 16 stocks.
- (2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949 and 1950-January, 1952.
- (3) Data converted from a 1935-1939 to a 1939 base.

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ECONOMIC RESEARCH DEPARTMENT

BAROMETRICS FILE "74"

HOUSING IN CANADA

A FACTUAL SUMMARY

SECOND QUARTER, 1952

OTTAWA, CANADA

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FOREWORD

Housing in Canada is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1945 to the second quarter, 1952, providing monthly or quarterly data for 1951 and the more recent period. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself and is arranged in eight sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house building; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Commencing with the April, 1950, issue of *Housing in Canada*, data on Newfoundland were shown separately in Section 9 of Part II. This separation was made partly in the interest of continuity of the tabular material for the rest of Canada and partly because of the immediate scarcity of statistical information for the Province of Newfoundland. Beginning with the second quarter issue, 1951, all statistical series have been revised to include data that are available for the Province of Newfoundland since March 31, 1949, when Newfoundland became part of Canada.

Some of the material incorporated in this report is obtained from original sources with other data submitted by various Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Citizenship and Immigration, Department of National Defence, the Superintendent of Bankruptcy, the Dominion Bureau of Statistics, the Department of Defence Production and the Department of the Secretary of State. Data are also provided by the Quebec Government through its Farm Credit Bureau.

Housing in Canada concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Department
Central Mortgage and Housing Corporation*

Ottawa, June, 1952.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS

(See Tables 1-6)

Net family formation, at 9,200 in the first quarter of 1952 was over twice the level of the corresponding period of 1951. Marriages showed a slight decrease of 200 to 16,800 in the first quarter, 1952 but net migration of married females increased by 3,400 to 6,900. Deaths to married persons decreased also, from 14,700 in the first quarter, 1951, to 13,200 in the first quarter, 1952.

Information on another factor affecting the pressure of population on the housing stock is contained in Table 2, which shows the number of births by sequence of arrival. In this connection first births are considered of special importance in respect to the requirements of families for separate living accommodation. The data reveal a large number of first births in families during the years 1945 to 1947; this was followed by an increasing proportion of second and third births in families during the period 1947 to 1950. In the first quarter, 1952 first births totalled 23,600, an increase of 500 first births from the first quarter, 1951. Second and third births numbered 38,200 during the first quarter, 1952 as compared with 37,400 in the first quarter, 1951.

Immigration and Emigration

The increase in net migration of married females which took place in the first quarter of 1952 reflects a rise of 65 per cent in total immigration from 25,900 in the first quarter of 1951 to 42,700 in the first quarter of 1952. Married female immigrants numbered 8,600 in the first quarter of 1952, an increase of 65 per cent over the figure of 5,200 for the first quarter of 1951.

SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 7-15)

Owing to a relatively small carry-over of 47,500 units at the end of December, 1951—12,000 units less than a year earlier—completions of new permanent dwellings in the first four months of 1952 at 18,400 were 27 per cent below completions in the same period of 1951. Starts of new dwellings in the first four months of 1952 numbered 14,400 or 17 per cent less than in the corresponding period of 1951.

Although starts of new dwellings were down in total in the first four months of 1952, the declining trend of the latter months of 1951 was arrested, and starts turned upwards in the spring months of 1952. In January, 1952 starts of 1,700 units were 62 per cent of the number initiated in January, 1951, and in subsequent months showed increasing proportions until in April, 1952 starts of new dwellings at 7,100 units were 96 per cent of starts in April, 1951. Preliminary data indicate that starts for May, 1952, in centres of 5,000 population and over, exceeded the number of units begun the year previous, numbering 8,000 units as against 7,500 units in May, 1951.

In cities and towns of 5,000 population and over, starts of new dwellings during the first five months of 1952 totalled 19,700 units or 8 per cent less than in the same period of 1951. One of the reasons for the smaller decline in larger centres in 1952, is a technical one. In 1952 house-building activity in metropolitan centres includes some fringe municipalities, which were formerly counted in urban centres under 5,000 population and in rural non-farm areas.

Completed Unsold Houses

One indicator of the pressure of consumer demand for residential property is the number of completed unsold dwellings. In the first quarter, 1952 the market for new dwellings was somewhat softer than in December, 1951 especially for high-priced properties on the fringe of metropolitan centres. In December, 1951, 90 per cent of the 1,200 completed unsold dwellings had been on the market for less than 3 months and 9 per cent were unsold for less than 6 months. In March, 1952, 66 per cent of the 1,300 completed dwellings were unsold for less than 3 months and 29 per cent were unsold for less than 6 months. In March, 1951 unsold completed dwellings numbered only 173 units.

Residential and Other Types of New Construction

New residential construction put in place, including major improvements and alterations, was valued at \$129 million in the first quarter, 1952, representing a decrease of 27 per cent from the same period of 1951. Reflecting a high level of construction activity in the defence and defence supporting industrial construction and resource development, the value of non-residential construction in the first quarter, 1952 was \$368 million, a rise of 22 per cent above the value of non-residential construction a year earlier. Total new construction put in place, including residential and non-residential types, totalled \$497 million in the first quarter, 1952, an increase of 4 per cent over the \$479 million for the same period a year earlier.

Gross and Net Residential Capital Formation

Representing the values of current additions to the housing stock through new construction and major improvements and alterations, together with the value of installed non-moveable equipment and service costs of landscaping etc., gross residential capital formation was placed at \$132 million for the first quarter of 1952. This is 27 per cent less than the outlay of \$181 million in the corresponding period of 1951.

Residential capital consumption, which represents a reduction in the value of existing housing stock through an allowance for wear and tear and obsolescence (depreciation) together with the value of current damage and accidental destruction, was put at \$114 million for the first three months of 1952. In the comparable period of 1951 the value of residential capital used up was \$100 million.

Net residential capital formation, which is the difference between gross residential capital formation and residential capital consumption, thus amounted to \$18 million as compared with \$81 million a year earlier.

SECTION 3.—PUBLICLY-ASSISTED HOUSE BUILDING

(See Tables 16-38)

During the first three months of 1952, new dwellings started under various publicly-assisted programs represented a smaller share of total starts than in the comparable period of 1951. In the 1952 period, dwellings started with government assistance numbered 3,047 units or 42 per cent of total starts. In the corresponding period of 1951, government-assisted starts at 5,600 units accounted for 57 per cent of total starts. The decline in publicly-assisted housing between the periods under review is associated mainly with the pronounced decline in dwellings approved under the National Housing Act, 1944, during the latter months of 1951.

The National Housing Act, 1944

Relative to the first five months of 1951, lending operations under the National Housing Act, 1944, were on a reduced scale in the first five months of 1952, although the volume of loans was rising moderately in May, 1952. Loans were approved under the Act in the 1952 period for 12,648 dwellings, or 10 per cent less than in the comparable period of 1951. Approvals in the first quarter, 1952, involving 5,961 dwellings were 25 per cent lower than a year earlier (see below), and in May, 1952, dwellings approved numbered 3,521 or 30 per cent more than the 2,706 approved in May, 1951. Reflecting increased loans per dwelling in the 1952 period, the value of gross loans approved totalled \$92.5 million, or 1 per cent less than a year earlier.

In the first quarter, 1952, the number of dwellings approved for loans under the home-ownership and rental provisions of the Act both declined about 25 per cent from the corresponding period of 1951. Rental dwellings approved in the 1952 period numbered 1,546, or 26 per cent of the total.

The lower level of activity under the rental provisions of the Act was occasioned by the decline in approvals for apartment units financed through the Rental Insurance Plan. In the first quarter, 1952, apartments approved numbered 278, or one-third the number approved during the first quarter, 1951. As in 1951, rental dwellings approved for construction by individuals and limited dividend corporations were the only sections of the Act under which lending operations increased during the first quarter, 1952. Loans to individuals for rental housing involved 1,140 units, 14 per cent higher than a year earlier, and, in the case of limited dividend corporations, 128 dwellings or four times greater than the first quarter, 1951.

In home-ownership operations under the Act, comprising loans to builders for sale and loans to individual home owners, the most pronounced decline was in the latter group. Loans to prospective home owners involved 756 dwellings during the first quarter, 1952, a drop of 46 per cent from a year earlier. The number of dwellings approved for loans to builders for sale decreased 21 per cent to 3,660 units in the period under review.

For single one-storey dwellings the average loan increased 13 per cent to \$7,897 in the first quarter, 1952, and the down payment requirements decreased to \$2,995 per dwelling for the period from \$3,280 per dwelling in the same period of 1951. The average down payment for all dwellings financed under the Act during the first quarter, 1952, amounted to \$2,963 as compared to \$2,945 in the first quarter, 1951.

Federal-Provincial Housing Agreements

Section 35 of the National Housing Act provides the legislative authority for the Government of Canada to enter into agreements with the Government of any province for the acquisition and development of land for residential purposes and the construction of dwellings for rent on an economic or sub-economic basis.

On April 10, 1952, the Government of the Province of Alberta passed "The Housing Act,"⁽¹⁾ enabling the province to participate in joint housing or land assembly projects under Section 35 of the National Housing Act, 1944. With the exception of the Province of Prince Edward Island, all provincial legislatures

(1) Chapter 38, 1952, Statutes of Alberta.

have now passed legislation authorizing their respective governments to undertake public housing projects in co-operation with the Federal Government.

During the first quarter, 1952, the first rental housing agreement between the Province of Saskatchewan and the Federal Government was completed. The agreement calls for the construction of 75 single family rental units in Moose Jaw to alleviate the shortage of rental accommodation in that city. Preliminary negotiations are being carried out for the construction of 25 rental housing units at Weyburn, Saskatchewan. In Ontario an agreement was entered into for the construction of 10 dwellings at Prescott and a project of 20 units is under consideration for Lindsay.

Two combined land assembly and rental housing agreements were also concluded with Ontario during the first quarter, 1952. Projects at Midland and Stratford will consist of 60 rental units and an additional 251 serviced residential lots for sale to builders and prospective home owners.

Under the land assembly provisions of the Act, a project consisting of 100 acres at Peterborough was approved to provide residential lots for sale to private builders and prospective home owners, and the development of an additional 424 acres was under consideration.

In connection with the original land assembly project at Atikokan, Ontario, which consisted of 200 lots, arrangements were completed in January, 1952 for the acquisition and servicing of an additional 475 lots.

Federal-Provincial Housing and Land Assembly Projects

House-building activity under joint Federal-provincial agreements increased during the first quarter of 1952. Starts of new rental dwellings numbered 123 units in 3 projects at St. John, New Brunswick, and Windsor and St. Thomas, Ontario. Completions in these projects totalled 40 dwellings, and 274 units were under construction at the end of March, 1952. Expenditures amounted to \$.7 million during the period.

In respect to the land assembly program, servicing of 809 residential lots was initiated during the first quarter, 1952, and 60 lots were completed, leaving 2,431 lots under preparation at the end of the period. Of the completed lots, 52 were sold or placed under option during the first three months of 1952. Expenditures totalled \$154,000 for the period.

Land Assembly Projects Under Section IIB of the National Housing Act, 1944

The land assembly program undertaken by lending institutions operating under Section IIB of the National Housing Act, 1944, involved the sale of 3 lots during the first quarter of 1952. At the end of March, 1952, 226 lots which were in the final stages of assembly were still not sold or optioned. Expenditure for the period amounted to \$6,400.

Veterans' Rental Projects Under Central Mortgage and Housing Corporation

During the first quarter, 1952, the number of units started and completed by Central Mortgage and Housing Corporation under agreement with municipalities for the construction of veterans' rental units were 286 and 191 respectively. Expenditures amounted to \$474,000. At the end of March, 1952, 343 units were under contract, of which 209 were under construction. In the corresponding

period of 1951, 292 units were completed. Units under contract at the end of March, 1951, numbered 621, all of which were under construction.

Veterans' Land Act, 1942

The rate of house-building activity under the Veterans' Land Act in the first quarter, 1952, continued near the rate of the first quarter, 1951. Dwelling units started and completed under all sections of the Act totalled 90 and 552 respectively over the period. This compares with starts of 152 dwellings and completions of 586 units in the first quarter of 1951. Small holdings of the individual project type continued to be the most popular section of the Act, accounting for about 87 per cent of total completions during the first quarter of 1952.

Armed Service Permanent Married Quarters

During the first three months of 1952, there was a slight expansion in the residential program undertaken by the construction division of Central Mortgage and Housing Corporation for the Department of National Defence. In this period starts were made on 232 dwellings, almost 18 times as many as were started in the corresponding period in 1951. Completions numbered 1,018 units during the period, as compared with 804 in the first three months of 1951, and dwellings under construction at the end of March, 1952 totalled 1,631. Total expenditures for the first quarter, 1952, amounted to \$5.8 million.

Defence Construction Limited

The construction of armed service married quarters by Defence Construction Limited in connection with defence projects initiated by the Department of National Defence involved 60 starts and 143 completions during the first four months of 1952, as compared with 171 starts during the comparable period of 1951. Expenditures amounted to \$1.9 million in the 1952 period as against \$4.6 million in the 1951 period.

Department of National Defence Schools

Over the past few years the Central Mortgage and Housing Corporation on behalf of the Department of National Defence, has negotiated agreements with the provincial and municipal authorities under which educational facilities are made available to children of service personnel living at camp sites.

In 31 locations arrangements were made for the construction of new school facilities at the camp site. By the end of the first quarter of 1952, 23 contracts had been awarded, 18 schools had been completed and 4 were under construction. Total construction expenditure on these schools by the Department of National Defence for the entire period to March, 1952, amounted to \$6.3 million.

Defence Workers' Housing

In 1951, three projects involving 130 units were approved by the Department of Defence Production for the housing of defence workers in areas where the operation of defence industry made it necessary to increase the supply of housing. During the first quarter, 1952, 39 new dwellings were started and 48 were completed, leaving 50 units under construction at the end of March, 1952. Expenditures totalled \$573,000 for the period. Construction of these dwellings is under the supervision of Central Mortgage and Housing Corporation.

Canadian Farm Loan Act, 1927

Lending operations under the Canadian Farm Loan Act for residential building in the first quarter of 1952 involved 2 loans for the construction of new dwelling units amounting to \$7,000, and 2 loans for the alteration and improvement of existing dwellings amounting to \$4,000.

During the first quarter of 1951, 8 loans for new residential building were approved involving \$16,000, and 16 loans for the alteration and improvement of existing dwellings amounting to \$5,000.

Farm Improvement Loans Act, 1944

Approvals for new farm houses under the Act during the first quarter, 1952, were about one-half the number approved in the same period of 1951. During the first three months of 1952, 47 loans valued at \$78,000 were approved for new farm houses. The average amount of these loans was \$1,659. In addition, 179 loans valued at \$173,000 were approved for improvement and alteration of existing farm residential property. During the first three months of 1951, a total of 103 loans with a value of \$176,000 was approved for new farm construction. The average amount of these loans was \$1,708. 159 loans, valued at \$154,000, were approved for improvement and alteration of existing farm residential property.

Property Management Operations, Central Mortgage and Housing Corporation

The sales program of munition workers' and veterans' rental units and the return of leases on home conversion rental units to their owners continued to reduce the number of units under management of Central Mortgage and Housing Corporation. At the end of March, 1952, rental units under management numbered 23,645, or 1,000 units less than at the end of December, 1951, and 12,200 less than a year earlier.

The vacancy rate on these dwellings at the end of March, 1952, was 0.4 per cent compared with 0.7 per cent a year earlier.

Rental Insurance Plan

Net approvals under the Rental Insurance Plan during the first quarter, 1952, were made in respect to 6 projects consisting of 725 dwellings, more than twice the number approved during the first quarter, 1951. During the first three months of 1952, average estimated cost per unit amounted to \$8,012, having an average monthly rental of \$82.00. During the corresponding period of 1951 the average estimated cost per unit amounted to \$8,145 having an average monthly rental of \$79.22. The average floor area per unit remained approximately the same during the first three months, 1952, as in the corresponding period in 1951, averaging 929 square feet in 1952 and 886 square feet in 1951.

The Province of Quebec Farm Credit Bureau

Approvals for mortgage interest subsidies on single and double dwellings under "The Act to Improve Housing Conditions" in the first quarter of 1952, increased substantially from the corresponding period in 1951.

For the quarter ending March, 1952, applications numbering 2,387 were approved, an increase of 38 per cent over the figure for the first quarter, 1951. The average interest rebate during the first quarter, 1952, amounted to \$2,145 as compared with \$2,162 per approval at the end of March, 1951.

The number of dwellings for which interest subsidies were approved totalled 2,706 or 431 more than the 2,275 dwellings on which construction began in the Province during the first quarter, 1952. During the comparable period of 1951, the number of dwellings approved for interest subsidies totalled 2,110 or 60 per cent of the 3,572 units started in the province during the first 3 months of 1951.

SECTION 4.—REAL ESTATE LENDING

(See Tables 39-41)

Mortgage loans by life and fire insurance companies, trust and loan companies and fraternal societies were lower during the first quarter of 1952 than in the corresponding quarter of the preceding year, but the decline varied greatly depending on the type of property involved. It was more pronounced in the new construction sector with mortgage lending on commercial properties falling off more rapidly than on residential properties. In part this is explained by a drop in demand for mortgage funds for these types of projects as both commercial and residential construction declined over the period.

The number and value of mortgage loans approved by private lending institutions on new and existing real estate continued to decline during the first three months of 1952. Although slightly higher than in the fourth quarter 1951, the number of loans on all types of real estate decreased by 31 per cent from 16,396 during the first quarter of 1951 to 11,366 during the corresponding period of 1952. Simultaneously the value of the loans approved during the first three months of 1952 dropped 28 per cent to \$93 million from \$129 million in the first three months of 1951.

The number of loans approved for *non-farm new construction* on both residential and non-residential buildings in non-farm areas totalled 6,100 during the first three months of 1952, a fall of 35 per cent from 9,400 loans approved during the corresponding period of 1951. Loans approved on *non-farm new construction* during this first quarter, 1952 were valued at \$58 million, 29 per cent below the \$82 million approved in the first three months of 1951. New dwellings approved for loans during the first three months of this year numbered 8,557, a fall of 25 per cent from 11,413 dwellings approved for loans during the corresponding period, 1951. These loan approvals for new dwellings declined 24 per cent in value from \$69.1 million in the first three months, 1951, to \$52.8 million in the same period in 1952. For *new non-farm non-residential construction*, the number of loans approved fell 54 per cent to 129 in the first three months of 1952, and were valued at \$5.3 million, a fall of 60 per cent.

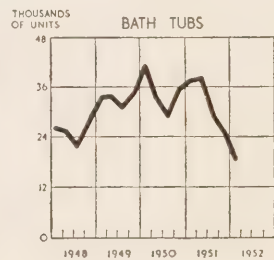
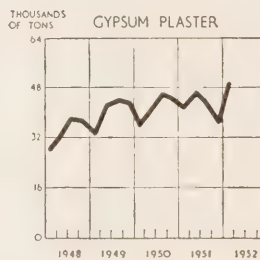
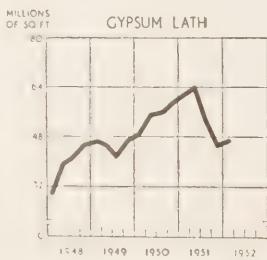
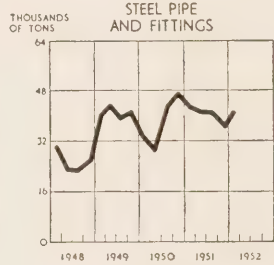
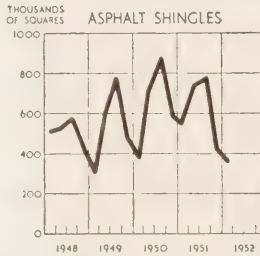
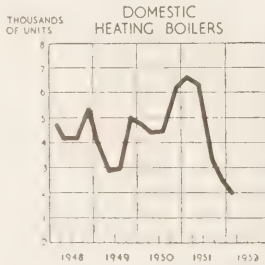
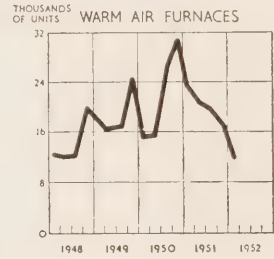
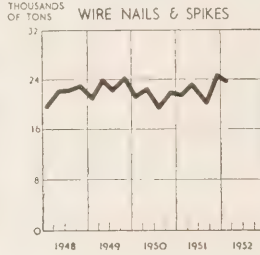
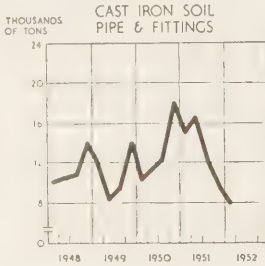
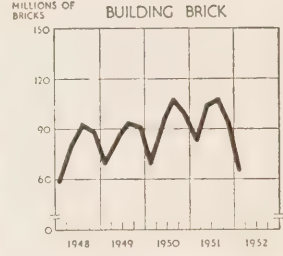
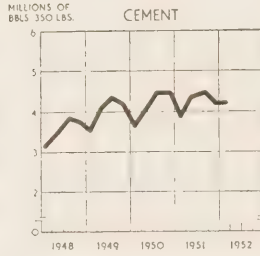
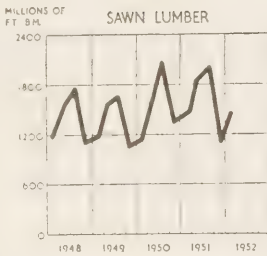
Institutional lending on *existing non-farm residential* real estate and non-residential property during the first three months of 1952 showed a smaller decline from the corresponding period in 1951. Loans approved on *existing residential* real estate in non-farm areas fell 26 per cent to 4,607 and involved a decrease in value of 26 per cent, falling to \$22.6 million. Loan approvals on *existing non-residential property* in non-farm regions totalled 371, or 10 per cent less than in the first three months of 1951, and the value of these loans showed a decrease of 23 per cent to \$10.6 million.

Farm loans decreased 18 per cent in number from 368 in the first quarter, 1951, to 300 in the first quarter 1952, and 16 per cent in value from \$2 million to \$1.7 million.

— FIGURE -1 -

PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA,

QUARTERLY, 1948 - 1952



Mortgages Registered and Discharged

Reflecting some reduction in the level of mortgage lending, mortgage registrations on new and existing residential and non-residential property in Greater Toronto showed a continuing decline during the first quarter, 1952. Mortgages registered numbered 8,278, a fall of 6 per cent from the total of 8,792 registered during the first three months of 1951.

Mortgage discharges for Greater Toronto area were slightly higher during the first quarter of 1952, numbering 6,418, as against 6,373 in the corresponding period in 1951.

SECTION 5.—BUILDING MATERIALS (See Tables 42-54)

Production of Building Materials

Reflecting some easing of the pressure in the demand for building materials at the turn of the year, production of building materials as a whole declined during the first quarter, 1952 (the notable exceptions being some iron and steel items discussed below). The composite index of production of construction materials other than lumber averaged 182 (1939=100) for the first three months, 1952 a decrease of 36 per cent from the average for the comparable period of 1951. The index of domestic disappearance representing the demand side of the construction market averaged 187 for the period, 36 per cent below the average for the same period in 1951.

Compared with the corresponding period in 1951, the physical volume of production of 25 of the 30 materials covered showed decreases during the first three months of 1952. Exceptions in the downward trend were cement, gypsum plaster, structural tile, cement pipe and tile, and hot water storage tanks, which registered increases of from 5 to 73 per cent in the order named.

Of the 25 building materials which declined in output during the first quarter, 1952, those most affected were those closely related to the volume of house building. In the sanitary ware group, sinks, bath tubs, and wash basins declined from 40 to 54 per cent; while four items in the plumbing and heating products group, namely cast-iron radiators, electric hot water tank heaters, warm air furnaces and domestic heating boilers showed decreases ranging from 28 to 70 per cent. Insulation materials in the form of rock wool batts and granulated rock wool were down 31 and 12 per cent and output of electrical wire and wiring devices consisting of single pole switches, duplex receptacles, outlet boxes and non-metallic sheathed cable was lower by 22 to 37 per cent. Sales of builders' hardware amounted to \$2.7 million for the quarter, 15 per cent less than in the first quarter, 1951.

Among the structural and exterior materials, concrete blocks were reduced 39 per cent in output; and in the clay products group, vitrified sewer pipe, building brick and flue linings showed decreases of from 3 to 51 per cent. Production of roofing and sheathing materials in the form of asphalt shingles and tar and asphalt felts declined 33 per cent.

Supply and Demand for Building Materials

Factory sales of building materials slackened off notably in the first quarter, 1952 from the high level of sales in the same period of 1951, and in general were running behind production during the period. Of 15 materials covered, sales of

2 building products were up. Sales of cement from the producer level were 12 per cent higher than in the first quarter, 1951 and shipments of hot water storage tanks rose 65 per cent. Decreases in sales of the remaining 13 commodities ranged from 11 per cent in the case of gypsum wallboard to 75 per cent for outlet boxes. In relation to production during the period, factory sales were lower by from 1 per cent to 65 per cent for 11 of the 15 items.

Reflecting the lag in producer sales during the first quarter, 1952, factory stocks of 14 of the 15 materials were higher at the end of March, 1952 than at the end of March, 1951. Stocks of products in the electrical wire and wiring devices and sanitary ware groups were from 3 to 17 times greater in the case of electrical products, and from 5 to 11 times greater in the case of the sanitary ware group at the end of March, 1952 than a year earlier. In the plumbing and heating equipment and clay products groups, stocks were from 70 per cent to almost 3 times higher in March, 1952 than in March, 1951.

Exports

Of the 10 building materials for which export data are available, 3 registered increases and the remainder decreases in the first quarter, 1952, as compared with the corresponding period, 1951.

Wood fibre insulating board was the only item in the lumber and lumber products group to show an increase, and exports more than doubled in volume. Decreases in foreign sales of the other commodities in this group, including sawn lumber, wood shingles, wood laths and hardwood flooring, ranged between 5 and 72 per cent of the quantities shipped in the first three months, 1951. Sawn lumber exports to the United States, the principal lumber market, declined 34 per cent to 460 million board feet in the first quarter, 1952 and shipments to the United Kingdom at 220 million board feet were 7 per cent higher than in the first quarter, 1951.

Exports of building brick and cement showed increases during the first 3 months of 1952, rising 25 per cent in the case of building brick and 8 times for cement. Foreign shipments of paints, pigments and varnishes, gypsum plaster and common colorless window glass were lower than in the first quarter of 1951.

Imports

Imports of building materials were at a reduced level in the first quarter, 1952 from the corresponding period of 1951. Of the fifteen materials reviewed, imports of 11 materials were lower and 4 items registered increases.

Imports of common colorless window glass which is the principal building material purchased from abroad totalled 8.4 million square feet in the first quarter of 1952 as compared with 11.2 million square feet in the first quarter, 1951. Cement imports which have been significant in past years declined 66 per cent to 63 thousand barrels in the first three months of 1952. Other building materials registering decreases included sanitary ware, gypsum plaster, builders hardware, building brick, paints, pigments and varnishes, warm air furnaces, domestic heating boilers and cast-iron radiators.

Slight increases in shipments in the first 3 months of 1952 were shown in hardwood flooring, wall board building board, mineral wool and electric hot water heaters.

Production, Imports and Exports of Rolling Mill Products

The production of pig iron and steel ingot moved up 6 per cent to 649,000 tons and 928,000 tons respectively, during the first quarter, 1952 as compared with the corresponding period in 1951.

Rolling mill products representing mostly the intermediate stage in processing steel ingot to steel shapes for use by domestic processors, rose by 23 per cent to 1.1 million tons as compared with 913,000 tons for the first quarter of 1951. Imports of iron and steel products rose by 58 per cent to 473,000 tons. Exports of finished rolling mill products remained at a low level of 16,000 tons, but represented an increase of 3,000 tons over the first quarter, 1951.

Shipments of Primary Iron and Steel Shapes

Shipments of primary iron and steel shapes from Canadian mills to domestic consuming industries, exclusive of producers' interchange, totalled 788,300 tons in the first quarter of 1952, an increase of 9,700 tons or 1.2 per cent above total shipments in the first quarter, 1951. The "building construction" industry absorbed 97 thousand tons or 12 per cent of total shipments in the first three months of 1952, as compared with 101 thousand tons or 13 per cent of the total for the corresponding period in 1951. Building construction received 4 per cent less steel during the period than in the first quarter of 1951.

Three of the remaining steel consuming categories received smaller shipments during the first quarter, 1952, and three received larger shipments than during the corresponding quarter in 1951. The automotive industries registered the greatest decrease with receipts of 45 thousand tons, a fall of 26 per cent from 1951, followed by container, and wholesaler and warehouse groups which decreased 13 per cent to 65 thousand and 45 thousand tons respectively. The miscellaneous group received the largest increase in shipments, their receipts rising by 17 per cent to 204 thousand tons. Merchant trade products group shipments increased by 7 per cent to 110 thousand tons, followed by the railway car shops group which received 170 thousand tons, or 3 per cent more than during the corresponding three months in 1951.

Production, Sales and Stocks of Iron and Steel Building Materials

Output of only two of the six iron and steel building materials reviewed in the first quarter, 1952, showed an increase over the tonnages registered for the corresponding quarter in 1951. Galvanized sheets showed the larger increase, rising by 18 per cent to 30,800 tons, while wire nails and spikes rose by 8 per cent to 23,800 tons.

Production of steel pipe and fittings fell by 7 per cent to 40,800 tons, followed by structural steel which dropped by 16 per cent to 46,100 tons. Output of cast-iron pressure pipe and fittings fell by one-third to 25,700 tons, and the largest decrease was registered by cast-iron soil pipe and fittings which was down by almost one-half to 7,800 tons.

Sales from the producer level of steel pipe and fittings during the first three months of 1952 showed a decrease of 22 per cent from the tonnage sold during the first three months of 1951, declining to 35,400 tons, and sales of cast-iron soil pipe and fittings at 6,100 tons was lower by 56 per cent. Sales of wire nails and spikes totalled 21,700 tons as against 21,600 tons a year earlier.

Stocks at the producer level during the quarter showed increases over the corresponding quarter of 1951. Stocks of steel pipe and fittings rose by 9 per

cent to 15,200 tons, while stocks of cast-iron soil pipe and fittings increased by 67 per cent rising to 5,000 tons. The largest increase was registered by wire nails and spikes, stocks of which increased more than three times the level of the first quarter, 1951, to 18,200 tons.

Imports and Exports of Iron and Steel Building Materials

Imports of iron and steel building materials continued to increase in the first quarter, 1952. For the first time since 1950, skelp imports increased in the first quarter, 1952, rising 20 per cent to 39,100 tons from 32,700 in the first quarter, 1951. Structural steel imports at 80.7 thousand tons and imports of wire nails at 2.1 thousand tons were more than half again the quantity purchased from abroad in the first three months of 1951. Imports of galvanized sheets marked up the smallest gain of 2.6 per cent, rising to 1,900 tons during the period under review.

Canada is on balance a net importer of iron and steel building materials, and exports of these products constitute token shipments for the most part. Exports of structural steel totalled 1.5 thousand tons during the first quarter, 1952, about 3 times higher than in the comparable period of 1951. Foreign sales of steel pipe and tubing doubled in the period to 800 tons and cast-iron soil pipe at 300 tons was at the same level in the first quarter, 1952 as a year earlier. Nails exports totalled 3 tons or one-half the total for the same period a year earlier.

SECTION 6.—BUILDING LABOUR

(See Tables 55-65)

The number employed in the construction industry during the week of March 1, 1952 according to the Labour Force Survey of the Dominion Bureau of Statistics, totalled 295 thousand workers or 7,000 less than in the corresponding period in 1951.

The decrease in construction employment as indicated by the survey is associated with a decline in house-building activity in areas where construction tradesmen were not being absorbed in industrial and engineering projects. In March, 1952 residential dwellings under construction at 37,300 units, were 12,000 units less than in March, 1951.

Reflecting some concentration of construction operations in large industrial and engineering projects during the first three months of 1952, employment in firms with 15 or more employees was higher for the period than in the first quarter, 1951. Monthly employment of these firms averaged 126 thousand workers during the first quarter, 1952, an increase of 8 per cent from an average of 117 thousand in the same period of 1951. In line with higher hourly wage rates (see p. 25) and an emphasis on employment of skilled tradesmen, average weekly earnings of construction mechanics increased 17 per cent to \$52.84 in firms of 15 or more employees during the first quarter, 1952.

Labour income of all construction workers rose more rapidly in the first quarter, 1952 than total labour income. Labour income of construction workers increased 29 per cent to \$179 million in the first quarter, 1952, while total labour income during the same period rose 15 per cent to \$2.5 billion from the first quarter, 1951.

The Labour Market

The number of persons without jobs and seeking work in the construction industry as reported by the Labour Force Survey at March 1, 1952 was 53,000, an increase of 8,000 or 18 per cent from the number without jobs a year earlier.

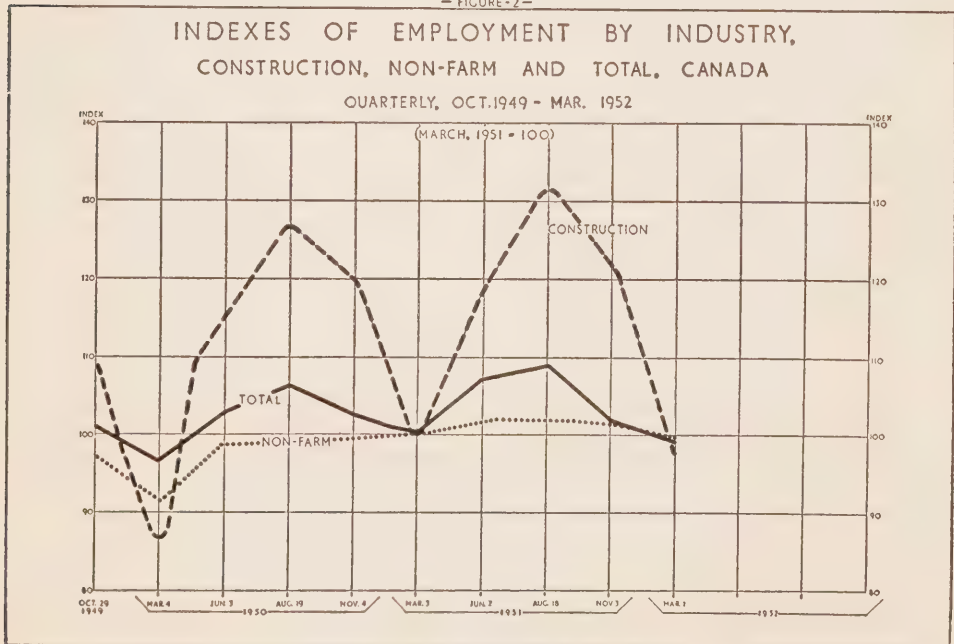
Supplementary evidence on unemployment in the construction industry during the early months of 1952 is provided by data from the National Selective Service. Registrations of unplaced tradesmen in construction trades at National Selective Service Offices increased 34 per cent from an average of 50,000 in the first four months of 1951 to an average of 66,900 in the first four months of 1952. Unfilled vacancies for building tradesmen, representing the demand side of the market mainly in areas removed from pools of construction workers, remained at relatively the same level in the first four months of 1952 as a year earlier. Unfilled vacancies averaged 2,100 construction workers during the first four months of 1952 as compared with 2,000 workers in the same period of 1951.

Supply of Construction Workers

Immigration of skilled construction workers numbered 1,900 in the first quarter, 1952, compared with 1,000 workers in the corresponding period of 1951. Carpenters, electricians and bricklayers continued to represent the majority of immigrant construction tradesmen numbering 700, 300, and 400 respectively, in the first quarter, 1952.

The number of construction trade apprentices in training under the Federal-provincial scheme totalled 5,500 in March, 1952, the same number in training a year earlier.

— FIGURE-2 —



Strikes in the Building and Building Materials Industries and in All Industries

During the first three months of 1952 wage negotiations were carried out in the construction industry with relatively little working time lost through strikes. Working days lost through strikes in the construction industry totalled 600 as compared with 1,200 days lost in the first quarter, 1951. In the building material industries the situation was even more improved. In these industries there were no new or existing strikes during the first quarter, 1952 as compared with four strikes involving 10,000 working days lost in the first quarter, 1951. In all industries strikes in the process of settlement numbered 63 in the first quarter, 1952 as against 62 strikes in the same period a year earlier, but working days lost totalled 189,000 in the first three months of 1952 as compared with 51,000 days lost in the corresponding period of 1951.

Employment and Earnings in the Building Material Industries

Reflecting some contraction in output of building materials, employment in building material firms with 15 or more employees averaged 111,000 in the first quarter, 1952, a decline of 4 per cent from the average a year earlier. Average weekly earnings of employees in these larger firms rose 9 per cent from an average of \$48 per week in the first quarter, 1951 to an average of \$52 per week in the first quarter, 1952.

Non-Seasonal Layoffs in Building Material Establishments

With some slackening in the rate of output of building materials during the early months of 1952, non-seasonal layoffs in building material producing industries increased slightly during the first four months of 1952. The number of employees laid off for non-seasonal reasons in these industries during the period totalled 1,600 as compared with 900 released in the first four months of 1951.

The number released owing to "lack of orders" during the period showed a considerable increase to 1,000 workers from 200 workers in the same period of 1951. The softening in the lumber market was responsible for most of the lay-offs in this category with lesser numbers of workers affected in builders' hardware and roofing firms as sales of these products declined. "Lack of material" was a determining factor in lay-offs of 124 employees in the first four months of 1952 as against 400 workers a year earlier; and "other reasons" in the form of fires and high operating costs accounted for 400 releases in the 1952 period as against 300 a year earlier.

SECTION 7.—BUILDING COSTS

(See Tables 66-69)

House-building costs as measured by wholesale prices of building materials and wage rates of construction tradesmen remained stable during the first four months of 1952. A decline in prices of some building materials during the period was offset by a rise in wage rates of construction mechanics (see below).

At the end of April, 1952 the combined index of wholesale prices of *residential* building materials and wage rates in construction trades stood at 259 (1939=100) fractionally higher than at December, 1951 and 5 per cent above the level at the end of April, 1951. This rise of 5 per cent during the period

April, 1951 to April, 1952 was entirely accounted for by an increase of 17 per cent in construction wage rates, while material prices declined 1 per cent (see Figure 3).

Residential Building Material Prices

As supplies of building materials continued to improve in relation to the requirements of the present construction program, declines in prices of some building materials overbalanced fractional rises in prices of others. In line with this development, the general level of prices of materials declined in the first four months of 1952 continuing the trend set in the last quarter of 1951. In April, 1952 the combined index of residential building materials stood at 279 (1939=100), 4 points below the index at December, 1951 and 2 points less than at April, 1951.

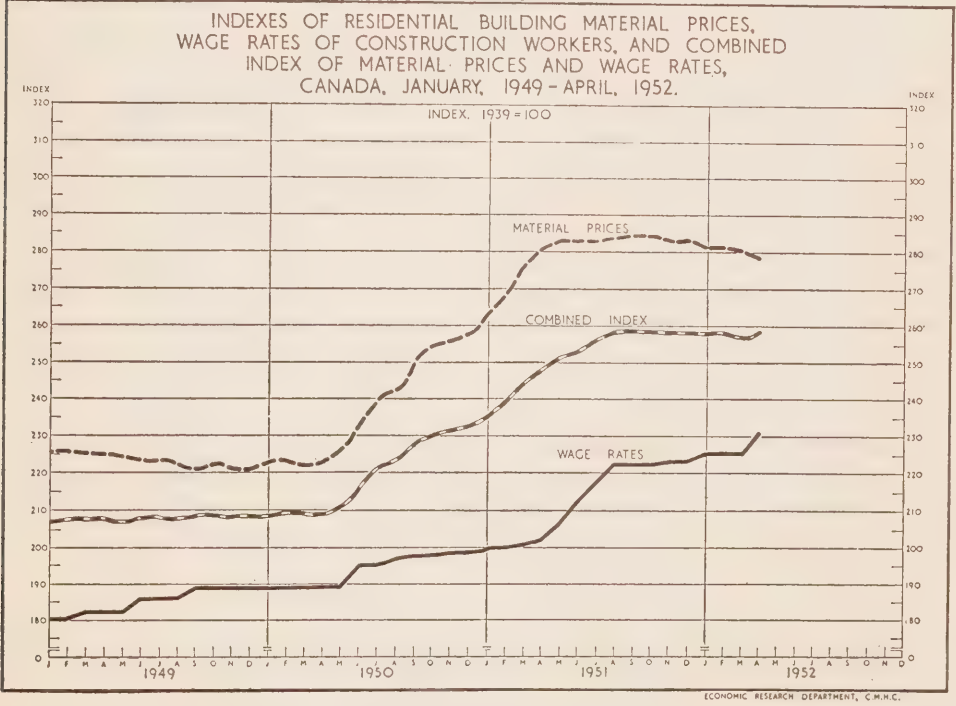
The main impetus to the decline in the combined index has been the softening in prices of lumber and its products. The lumber products group index at 397 in April, 1952 was 10 points below the level at December, 1951 and 12 points less than at April, 1951. Other group indexes moving downward during the early months of 1952 were electrical equipment and fixtures and roofing materials.

Three group indexes remained stable in the first four months of 1952 including cement, gravel and sand, paint and glass and plumbing and heating equipment. The remaining three groups comprising brick, tile and stone, lath, plaster and insulation materials and "other materials" moved up slightly over the period.

Wage Rates in the Construction Trades

General increases in wage rates were negotiated for construction tradesmen

— FIGURE - 3 —



during the first four months of 1952. The index for all construction workers (including holiday pay allowances) reached 231 (1939=100) at the end of April, 1952, an increase of 4 per cent above the level at December, 1951 and 17 per cent higher than at the end of April, 1951. Largest gains in average hourly wages from April, 1951 to April, 1952 were made by sheet metal workers and painters with increases of 18 and 20 per cent respectively. Unskilled construction workers followed with a rise of 17 per cent and carpenters and electricians gained 14 per cent. Average wages of brick layers and plumbers increased 12 per cent and 10 per cent respectively over the 12-month period.

Rent, the Cost-of-Living and General Wholesale Prices

Following a slight upward adjustment in rentals of residential property in 1951 when a controlled relaxation was authorized mainly in the provinces of Ontario and Quebec, the rent index showed little change in the March survey of rents. In March, 1952 the index stood at 141 (1939=100), an increase of 1 point over the index in November, 1951 the previous survey month, and 8 points or 6 per cent above the index at March, 1951.

The cost-of-living index which measures changes in the combined average of selected consumer and household goods and services, reached a peak of 188 for 1951 (1939=100) in November, 1951. By April, 1952 the index at 186 was 7 points or 4 per cent above the level at April, 1951. The decrease of 2 points in the index from November, 1951 to April, 1952 marked the first reverse in the upward movement of the cost-of-living index since 1939.

The index of wholesale prices of all commodities comprising 296 items stood at 228 in April, 1952 the lowest level for the index since December, 1950 and 18 points less than in July, 1951 when it reached 246, the post-war peak.

SECTION 8.—BUILDING INDUSTRY

(See Tables 70-72)

Bankruptcies in the Construction Industry, Building Materials Industry and All Industries

The total number of bankruptcies increased markedly in the first quarter, 1952 from the same period in 1951, with lesser increases taking place in the construction industry and building materials industries. Bankruptcies in the construction industry involved 46 firms in the first quarter, 1952 averaging \$18,400 in defaulted liabilities per firm. This compares with 33 bankruptcies in the first quarter, 1951 which averaged \$18,200 in defaulted liabilities per firm. In the building material industries the number of failures increased from 6 in the first quarter, 1951 to 9 in the first quarter, 1952. Defaulted liabilities averaged \$35,000 per firm for both periods.

Business failures in all industries increased 73 per cent from 242 in the first quarter, 1951 to 419 in the first quarter, 1952. Indicating a higher incidence of bankruptcies in smaller firms during the first quarter, 1952, average liabilities per firm in this period amounted to \$15,000 as against an average of \$25,000 per firm a year earlier.

Common Stock Prices

The index of stock prices of common shares of sixteen building material companies averaged 281 for the first four months of 1952 as compared with an average of 259 for the first four months of 1951. Although the index average

for the four months of 1952 was higher than the comparable average in 1951, the trend of market values was downward in 1952 in contrast to a rising trend in the early months of 1951. In 1952, the index of building material companies moved from 286 in January to 269 in April, and in 1951 rose from 249 in January to 265 in April. The index of common stock prices of eighty-two industrial stocks traced a similar pattern, averaging 198 in the first four months of 1952 as against a corresponding average of 180 in 1951, with the trend moving in opposite directions during the periods compared.

Financial Statistics, Ten Real Estate Companies, 1945-1950

Reflecting increasing annual income from residential property during the period 1945 to 1950, consolidated statements of ten real estate companies indicate a steady improvement in financial position for these firms.

Net operating revenue has shown a rising trend from \$101,000 in 1945 to \$172,000 in 1950 or an increase of 69 per cent. At the same time the operating ratio of expense to revenue has remained close to 56 per cent over the period.

Funded debt in the form of bonds has been reduced from \$2.3 million in 1945 to \$1.7 million in 1950 or 26 per cent. With the decrease in bonds outstanding and increases in annual net income during the period, bond interest charges represented a smaller claim on net operating revenue in 1950 than in 1945. In 1945, bond interest charges were equal to net operating revenue while in 1950 bond interest charges amounted to one-half of net operating revenue.

A further indication of the improved financial position of these companies is shown in the proportion of total liabilities to total assets. In 1945 total liabilities represented 90 per cent of total assets and in 1950 total liabilities were valued at 60 per cent of total assets.

Although the financial structure of these companies has strengthened during the period under review, part of this is accounted for by the reorganization of 3 of the companies in years prior to 1945 when annual bond interest charges were reduced.

PART II

TABULAR MATERIAL*

*Sources of tables shown in Part II together with explanatory notes will be found in Part III.

SECTION 1
POPULATION TRENDS

TABLE 1.— NET FAMILY FORMATION, CANADA, 1945 — MARCH, 1952.
(In Thousands)

Period	Marriages	Deaths to Married Persons	Divorces ⁽¹⁾	Net Migration of Married Females	Net Family Formation ⁽²⁾
1945	108.0	48.6	5.1	+ 5.0	59.3
1946	134.1	48.6	7.7	+29.7	107.5
1947	127.3	49.9	8.2	+ 6.2	75.4
1948	123.3	51.5	6.9	+18.0	83.0
1949	123.9	53.0	5.9	+12.1	77.1
1950					
1st Quarter	14.9	14.2 ⁽³⁾	—	+ 1.8	1.2 ⁽³⁾
2nd Quarter	33.6	13.7 ⁽³⁾	—	+ 2.6	21.2 ⁽³⁾
3rd Quarter	44.8	12.6 ⁽³⁾	—	+ .8	31.7 ⁽³⁾
4th Quarter	31.4	13.4 ⁽³⁾	—	+ 1.6	15.1 ⁽³⁾
Total, 1950	124.7	53.9 ⁽³⁾	5.2	+ 6.8	69.2 ⁽³⁾
1951					
1st Quarter	17.0	14.7 ⁽³⁾	—	+ 3.5	4.5 ⁽³⁾
2nd Quarter	32.0	13.5 ⁽³⁾	—	+ 8.1	25.3 ⁽³⁾
3rd Quarter	45.0	12.3 ⁽³⁾	—	+ 6.5	37.9 ⁽³⁾
4th Quarter	34.1	14.3 ⁽³⁾	—	+ 9.6	28.1 ⁽³⁾
Total, 1951	128.1	54.8 ⁽³⁾	5.2	+27.7	95.8 ⁽³⁾
1952					
1st Quarter	16.8	13.2 ⁽⁴⁾	—	+ 6.9	9.2

(1) Quarterly data not available.

(2) Quarterly estimates include an allowance for divorces.

(3) Revised.

(4) Estimated.

TABLE 2.—NUMBER OF BIRTHS BY SEQUENCE OF ARRIVAL,
CANADA, 1945 — MARCH, 1952.

Period	Sequence of Child								
	First		Second		Third		Fourth and Over		Total ⁽¹⁾
	Number	Per cent of Total	Number	Per cent of Total	Number	Per cent of Total	Number	Per cent of Total	Number
1945	79,688	28.9	67,037	24.3	42,406	15.4	86,662	31.4	275,793
1946	98,310	31.0	78,758	24.8	48,185	15.2	91,884	29.0	317,137
1947	113,536	33.0	85,651	24.9	51,730	15.0	93,639	27.1	344,556
1948	98,452	29.6	86,366	26.0	52,938	15.9	94,626	28.5	332,382
1949	97,836	27.8	93,633	26.6	58,848	16.7	101,426	28.9	351,743
1950	96,139	26.9	93,884	26.2	62,142	17.4	105,698	29.5	357,864
1951 ⁽²⁾									
1st Quarter	23,062	26.9	22,462	26.2	14,919	17.4	25,291	29.5	85,734
2nd Quarter	26,266	26.9	25,582	26.2	16,990	17.4	28,805	29.5	97,643
3rd Quarter	25,015	26.9	24,364	26.2	16,181	17.4	27,433	29.5	92,993
4th Quarter	24,787	26.9	24,142	26.2	16,033	17.4	27,183	29.5	92,145
Total, 1951	99,130	26.9	96,550	26.2	64,123	17.4	108,712	29.5	368,515
1952 ⁽²⁾									
1st Quarter	23,593	26.9	22,979	26.2	15,262	17.4	25,874	29.5	87,708

(1) For difference between data shown on Table 2 and those shown in Table 3 see p. 115.

(2) Preliminary.

TABLE 3.—NUMBER OF BIRTHS, DEATHS, MARRIAGES, DIVORCES AND TOTAL POPULATION,
CANADA, ⁽¹⁾ 1945 — MARCH, 1952.

Period	Births	Deaths	Marriages	Divorces ⁽²⁾	Population (000)
1945.....	288,730	113,414	108,031	5,076	12,055
1946.....	330,732	114,931	134,088	7,683	12,268
1947.....	359,094	117,725	127,311	8,199	12,527
1948.....	347,307	119,384	123,314	6,881	12,799
1949.....	366,139	124,047	123,877	5,934	13,423
1950					
1st Quarter.....	88,682	32,941	14,933	—	13,688
2nd Quarter.....	96,734	31,685	33,549	—	
3rd Quarter.....	96,922	28,632	44,843	—	
4th Quarter.....	88,240	30,391	31,408	—	
Total, 1950....	370,578	123,649	124,733	5,208	—
1951 ⁽³⁾					
January.....	29,210	10,662	6,176	—	—
February.....	27,672	11,214	5,468	—	
March.....	31,385	12,482	5,394	—	
1st Quarter.....	88,267	34,358	17,038	—	
April.....	32,707	11,619	7,775	—	13,984
May.....	33,088	10,440	9,924	—	
June.....	34,740	9,238	14,317	—	
2nd Quarter.....	100,535	31,297	32,016	—	
July.....	32,490	9,104	16,756	—	—
August.....	33,745	10,155	13,992	—	
September.....	29,520	8,686	14,254	—	
3rd Quarter.....	95,755	27,945	45,002	—	
October.....	34,618	10,395	14,184	—	—
November.....	30,346	10,677	10,958	—	
December.....	29,891	11,329	8,925	—	
4th Quarter.....	94,855	32,401	34,067	—	
Total, 1951.....	379,412	126,001	128,123	5,163	—
1952 ⁽³⁾					
January.....	29,612	11,088	5,054	—	—
February.....	28,887	9,746	6,481	—	—
March.....	31,922	10,092	5,217	—	—
1st Quarter.....	90,421	30,926	16,752	—	—

(1) Excluding Yukon and Northwest Territories throughout and Newfoundland for the period 1945-1948.

(2) Monthly data not available.

(3) Preliminary.

TABLE 4.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1945 — MARCH, 1952.

Period	Males			Females			18 Years and Over			Under 18 Years			Total
	Married	Single	Sub-total	Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total	
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,259	11,620	15,879	3,442	3,401	6,843	22,722
1946	6,094	13,799	20,493	36,457	14,779	51,236	9,934	40,818	50,752	10,559	10,408	20,967	71,719
1947	13,799	19,636	33,435	13,162	17,530	30,692	27,281	24,787	52,068	6,154	5,905	12,059	64,127
1948	25,843	41,247	67,090	24,676	33,638	58,324	52,986	45,191	98,177	14,104	13,133	27,237	125,414
1949	22,271	28,862	51,133	20,406	23,653	44,059	39,415	33,266	72,681	11,718	10,793	22,511	95,192
1950	16,026	24,943	40,969	15,221	17,690	32,911	30,684	24,163	54,847	10,285	8,748	19,033	73,880
1951	1,302	1,935	3,237	1,179	1,221	2,400	2,546	1,792	4,338	691	608	1,299	5,637
January	1,926	2,999	4,925	1,712	1,781	3,493	3,798	2,554	6,352	1,127	939	2,066	8,418
February	2,971	4,267	7,238	2,265	2,355	4,620	5,555	3,252	8,807	1,683	1,368	3,051	11,858
March	6,199	9,201	15,400	5,156	5,357	10,513	11,899	7,598	19,497	3,501	2,915	6,416	25,913
1st Quarter	3,510	5,096	8,606	2,765	2,816	5,581	6,678	3,915	10,593	1,928	1,666	3,594	14,187
April	4,840	7,341	12,181	3,963	4,106	8,069	9,253	5,522	14,775	2,928	2,547	5,475	20,250
May	4,737	7,396	12,133	3,614	3,678	7,292	9,634	5,147	14,781	2,499	2,145	4,644	19,425
June	13,087	19,833	32,920	10,342	10,600	20,942	25,565	14,584	40,149	7,355	6,358	13,713	53,862
2nd Quarter	4,934	7,299	12,233	3,721	3,678	7,399	9,757	5,189	14,946	2,476	2,210	4,686	19,632
July	4,584	6,576	11,160	3,128	2,946	6,074	9,038	4,343	13,381	2,122	1,731	3,853	17,234
August	3,452	4,900	8,352	2,368	2,503	4,871	6,952	3,589	10,541	1,400	1,282	2,682	13,223
September	12,970	18,775	31,745	9,217	9,127	18,344	25,747	13,121	38,868	5,998	5,223	11,221	50,089
3rd Quarter	5,564	8,510	14,074	4,287	4,226	8,513	11,432	6,161	17,593	2,642	2,352	4,994	22,587
October	5,651	8,535	14,186	4,196	3,855	8,051	11,721	5,983	17,704	2,465	2,068	4,533	22,237
November	4,574	7,243	11,817	3,826	4,031	7,857	9,432	5,787	15,219	2,385	2,070	4,455	19,674
December	15,789	24,288	40,077	12,309	12,112	24,421	32,585	17,931	50,516	7,492	6,490	13,982	64,498
4th Quarter	48,045	72,097	120,142	37,024	37,196	74,220	95,796	53,234	149,030	24,346	20,986	45,332	194,362
Total, 1951													
1952													
January	3,217	4,680	7,897	2,510	2,722	5,232	6,452	3,957	10,409	1,445	1,275	2,720	13,129
February	2,665	3,567	6,232	2,302	2,434	4,736	4,665	3,306	7,971	1,567	1,430	2,997	10,968
March	4,622	6,569	11,191	3,803	3,646	7,449	8,750	5,306	14,056	2,441	2,143	4,584	18,640
1st Quarter	10,504	14,816	25,320	8,615	8,802	17,417	19,867	12,569	32,436	5,453	4,848	10,301	42,737

TABLE 5.—NUMBER OF EMIGRANTS⁽¹⁾ FROM CANADA, BY SEX,
MARITAL STATUS AND AGE GROUP,
1945 — MARCH, 1952.

Period	Total	Married Females ⁽²⁾	Children under 18 Years ⁽²⁾
1945.....	22,500	—	—
1946.....	33,900	—	—
1947.....	35,000	—	—
1948.....	34,800	6,700	6,200
1949.....	34,100	8,300	7,100
1950			
1st Quarter.....	6,100	1,600	1,300
2nd Quarter.....	8,100 ⁽³⁾	2,000	2,000
3rd Quarter.....	8,900 ⁽³⁾	2,500	2,000
4th Quarter.....	8,200 ⁽³⁾	2,300	2,000
Total, 1950	31,300 ⁽³⁾	8,400	7,300
1951			
1st Quarter.....	5,500 ⁽³⁾	1,700	1,600
2nd Quarter.....	7,300 ⁽³⁾	2,200	2,400
3rd Quarter.....	9,700 ⁽³⁾	2,700	2,900
4th Quarter ⁽⁴⁾	8,300 ⁽³⁾	2,700	2,700
Total, 1951.....	30,800 ⁽³⁾	9,300	9,600
1952			
1st Quarter ⁽⁴⁾	5,500	1,700	1,600

(1) Estimated.

(2) Not available prior to 1948.

(3) Revised.

(4) Preliminary.

TABLE 6.—NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY,
1945 — MARCH, 1952.

Period	United Kingdom		United States		Other Countries		Total	
	Immi- gration	Emigra- tion	Immi- gration	Emigra- tion	Immi- gration	Emigra- tion	Immi- gration	Emigra- tion
1945.....	14,600	5,100	6,400	15,800	1,700	1,600	22,700	22,500
1946.....	51,400	9,100	11,500	22,000	8,800	2,800	71,700	33,900
1947.....	38,800	7,900	9,400	21,100	15,900	3,000	64,100	35,000
1948.....	46,000	7,200	7,400	24,600	72,000	3,000	125,400	34,800
1949.....	22,200	7,600	7,600	23,400	65,300	3,100	95,100	34,100
1950								
1st Quarter.....	2,300	900	1,300	4,600	10,900	600	14,500	6,100
2nd Quarter.....	4,500	1,600	1,800	6,000	16,500	600	22,800	8,200
3rd Quarter.....	3,000	2,500	2,600	5,500 ⁽¹⁾	11,300	800	16,900	8,800 ⁽¹⁾
4th Quarter.....	3,600	2,000	1,900	5,400 ⁽¹⁾	14,100	800	19,600	8,200 ⁽¹⁾
Total, 1950.....	13,400	7,000	7,600	21,500 ⁽¹⁾	52,800	2,800	73,800	31,300 ⁽¹⁾
1951								
1st Quarter.....	4,300	800	1,600	4,200 ⁽¹⁾	20,000	500	25,900	5,500 ⁽¹⁾
2nd Quarter.....	9,800	900	2,100	5,700 ⁽¹⁾	42,000	600	53,900	7,300 ⁽¹⁾
3rd Quarter.....	7,800	2,100	2,300	7,000 ⁽¹⁾	40,000	600	50,100	9,700 ⁽¹⁾
4th Quarter.....	9,200	900	1,700	6,800 ⁽¹⁾	53,600	600	64,500	8,300 ⁽¹⁾
Total, 1951.....	31,100	4,700	7,700	23,700 ⁽¹⁾	155,600	2,300	194,400	30,800 ⁽¹⁾
1952								
1st Quarter.....	8,900	800 ⁽²⁾	1,600	4,200 ⁽²⁾	32,200	500 ⁽²⁾	42,700	5,500 ⁽²⁾

(1) Revised.
(2) Estimated.

SECTION 2
HOUSE-BUILDING ACTIVITY

TABLE 7.—NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA⁽¹⁾, 1945 — APRIL, 1952.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽²⁾
<i>Dwellings in New Structures and Conversions⁽³⁾</i>			
1945	— ⁽⁴⁾	48,470	— ⁽⁴⁾
1946	— ⁽⁴⁾	67,194	— ⁽⁴⁾
1947	81,276	79,231	— ⁽⁴⁾
1948	95,340	81,243	— ⁽⁴⁾
1949	93,931	91,655	— ⁽⁴⁾
1950	95,270	91,754	— ⁽⁴⁾
1951	72,079	84,810	
<i>Dwellings in New Structures</i>			
1945	— ⁽⁴⁾	42,488	— ⁽⁴⁾
1946	— ⁽⁴⁾	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949	90,509	88,233	59,503
1950			
1st Quarter	9,015	17,873	50,161
2nd Quarter	33,134	18,095	63,634
3rd Quarter	29,796	23,463	69,957
4th Quarter	20,586	29,584	59,443
Total, 1950	92,531	89,015	—
1951			
January	2,771	6,950	55,261
February	2,966	6,712	51,534
March	4,064	5,859	49,294
1st Quarter	9,801	19,521	—
April	7,451	5,688	51,090
May	11,699	6,876	55,903
June	9,514	6,609	58,615
2nd Quarter	28,664	19,173	—
July	6,123	4,926	59,766
August	7,461	7,183	59,867
September	5,538	7,002	58,382
3rd Quarter	19,122	19,111	—
October	4,977	8,164	55,180
November	3,798	8,842	50,449
December	2,217	6,499	47,488
4th Quarter	10,992	23,505	—
Total, 1951	68,579	81,310	—
1952			
January	1,705	5,017	44,161
February	2,008	4,442	37,312
March	3,555	3,607	37,259
1st Quarter	7,268	13,066	—
April	7,127	5,325	38,814

(1) Excluding Yukon and Northwest Territories for the period 1945-1951 and Newfoundland for the period 1945-48.

(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 116).

(3) Estimated.

(4) Not available.

TABLE 8.—NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS,
CANADA, 1947 — MAY, 1952.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	45,824	13,586	59,410	12,628	2,225	14,853	72,038
1948	57,671	12,026	69,697	15,687	4,810	20,497	85,384
1949	58,370	9,743	68,113	17,565	4,831	22,396	85,678
1950							
1st Quarter	7,903	255	8,158	769	88	857	8,927
2nd Quarter	24,191	2,667	26,858	4,875	1,401	6,276	31,733
3rd Quarter	20,991	2,852	23,843	4,267	1,686	5,953	28,110
4th Quarter	15,514	1,518	17,032	2,707	847	3,554	19,739
Total, 1950	68,599	7,292	75,891	12,618	4,022	16,640	88,509
1951							
January	2,337	112	2,449	322	0	322	2,771
February	2,406	0	2,406	532	28	560	2,938
March	3,298	279	3,577	415	72	487	3,992
1st Quarter	8,041	391	8,432	1,269	100	1,369	9,701
April	5,889	213	6,102	1,132	217	1,349	7,234
May	7,513	1,313	8,826	2,141	732	2,873	10,967
June	6,386	562	6,948	1,599	967	2,566	8,547
2nd Quarter	19,788	2,088	21,876	4,872	1,916	6,788	26,748
July	4,174	896	5,070	824	229	1,053	5,894
August	3,916	374	4,290	2,324	847	3,171	6,614
September	3,698	973	4,671	537	330	867	5,208
3rd Quarter	11,788	2,243	14,031	3,685	1,406	5,091	17,716
October	3,564	229	3,793	891	293	1,184	4,684
November	2,624	196	2,820	673	305	978	3,493
December	1,569	385	1,954	182	81	263	2,136
4th Quarter	7,757	810	8,567	1,746	679	2,425	10,313
Total, 1951	47,374	5,532	52,906	11,572	4,101	15,673	64,478
1952							
January	1,310 ⁽¹⁾	201 ⁽¹⁾	1,511	122	72	194	1,633
February	1,668 ⁽¹⁾	64 ⁽¹⁾	1,732	203	73	276	1,935
March	3,043 ⁽¹⁾	202 ⁽¹⁾	3,245	289	21	310	3,534
1st Quarter	6,021	467	6,488	614	166	780	7,102
April	5,862	301	6,163	892	72	964	7,055
May	7,866	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾

(1) Revised.

(2) Not yet available.

TABLE 9.— NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS,
CANADA, 1947 — APRIL, 1952

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	44,452	7,304	51,756	16,091	4,371	20,462	67,847
1948	48,006	10,029	58,035	14,204	3,858	18,062	72,239
1949	60,262	8,611	68,873	14,133	5,227	19,360	83,006
1950							
1st Quarter	13,261	1,893	15,154	2,325	394	2,719	17,479
2nd Quarter	14,085	1,553	15,638	1,856	601	2,457	17,494
3rd Quarter	16,161	2,004	18,165	4,307	991	5,298	22,472
4th Quarter	19,340	2,225	21,565	5,960	2,059	8,019	27,525
Total, 1950	62,847	7,675	70,522	14,448	4,045	18,493	84,970
1951							
January	5,859	293	6,152	670	128	798	6,822
February	5,437	27	5,464	1,186	62	1,248	6,650
March	4,833	266	5,099	744	16	760	5,843
1st Quarter	16,129	586	16,715	2,600	206	2,806	19,315
April	4,806	292	5,098	541	49	590	5,639
May	5,169	111	5,280	1,248	348	1,596	6,528
June	5,157	234	5,391	1,077	141	1,218	6,468
2nd Quarter	15,132	637	15,769	2,866	538	3,404	18,635
July	3,842	300	4,142	635	149	784	4,777
August	4,881	401	5,282	1,219	682	1,901	6,501
September	4,810	198	5,008	1,415	579	1,994	6,423
3rd Quarter	13,533	899	14,432	3,269	1,410	4,679	17,701
October	6,173	401	6,574	1,182	408	1,590	7,756
November	5,846	787	6,633	1,401	808	2,209	8,034
December	4,354	910	5,264	936	299	1,235	6,200
4th Quarter	16,373	2,098	18,471	3,519	1,515	5,034	21,990
Total, 1951	61,167	4,220	65,387	12,254	3,669	15,923	77,641
1952							
January	3,804 ⁽¹⁾	456 ⁽¹⁾	4,260	619	138	757	4,879
February	3,796	146	3,942	452	48	500	4,394
March	3,058	230	3,288	292	27	319	3,580
1st Quarter	10,658	832	11,490	1,363	213	1,576	12,853
April	4,265	450	4,715	546	64	610	5,261

(1) Revised.

TABLE 10.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,
BY TYPE OF UNIT, CANADA, 1947 — APRIL, 1952.

Period	One Family	Two Family	Row Houses	Apart- ments	Other	Total
1947	58,778	5,310	608	3,694	3,828	72,218
1948	61,787	4,560	1,607	7,836	307	76,097
1949	68,966	7,309	485	11,050	423	88,233
1950						
1st Quarter	13,002	1,876	6	2,936	53	17,873
2nd Quarter	13,909	1,370	36	2,746	34	18,095
3rd Quarter	18,187	2,022	0	3,250	4	23,463
4th Quarter	23,587	2,108	103	3,608	178	29,584
Total, 1950	68,685	7,376	145	12,540	269	89,015
1951						
January	5,023	744	0	1,166	17	6,950
February	4,587	876	40	1,195	14	6,712
March	4,410	674	74	685	16	5,859
1st Quarter	14,020	2,294	114	3,046	47	19,521
April	4,064	572	82	953	17	5,688
May	5,103	662	76	1,021	14	6,876
June	5,260	538	50	703	58	6,609
2nd Quarter	14,427	1,772	208	2,677	89	19,173
July	3,675	524	34	659	34	4,926
August	5,318	770	59	1,000	36	7,183
September	5,213	628	80	1,044	37	7,002
3rd Quarter	14,206	1,922	173	2,703	107	19,111
October	6,161	574	24	1,400	5	8,164
November	6,986	476	7	1,370	3	8,842
December	4,566	530	59	1,344	0	6,499
4th Quarter	17,713	1,580	90	4,114	8	23,505
Total, 1951	60,366	7,568	585	12,540	251	81,310
1952						
January	4,239	300	0	478	0	5,017 ⁽¹⁾
February	3,273	316	0	853	0	4,442
March	2,522	338	0	747	0	3,607
1st Quarter	10,034	954	0	2,078	0	13,066
April	3,733	488	6	1,098	0	5,325

(1) Revised.

TABLE 11.— DISTRIBUTION OF NEW COMPLETED DWELLINGS UNSOLD, BY NUMBER OF MONTHS UNSOLD, AND AVERAGE NUMBER OF MONTHS UNSOLD, METROPOLITAN AREAS AND OTHER MAJOR CITIES, ⁽¹⁾ CANADA, 1950 — MARCH, 1952.

Period	Number of Months Unsold								Total Number of New Completed Dwellings Unsold	Average Number of Months Unsold
	1-3		4-6		7-9		10-13			
	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent		
1950										
January	327	68	89	19	45	9	17	4	478	3.5
February	443	71	104	17	55	9	21	3	623	3.0
March	434	70	97	16	54	9	29	5	614	3.5
April	332	62	122	23	47	9	34	6	535	3.8
May	290	51	195	34	43	8	38	7	566	4.3
June	330	63	119	23	36	7	35	7	520	3.7
July	298	64	101	22	38	8	30	6	467	3.7
August	218	55	115	29	34	9	33	7	400	4.0
September	121	41	120	40	28	10	26	9	295	4.6
October	163	67	34	14	16	7	30	12	243	3.8
November	233	74	36	11	22	7	25	8	316	3.5
December	239	78	32	10	13	5	20	6	304	3.1
Annual Average	286	64	97	22	36	8	28	6	447	3.7
1951										
January	187	71	46	18	13	5	16	6	262	3.4
February	120	62	43	22	15	8	16	8	194	3.6
March	104	60	37	21	14	8	18	10	173	4.0
April	83	59	29	21	13	9	15	11	140	4.2
May	129	75	23	13	8	5	13	7	173	3.3
June	169	83	17	8	6	3	11	6	203	3.0
July	214	86	15	6	7	3	13	5	249	2.8
August	234	82	32	12	10	3	11	3	287	2.8
September	344	87	36	9	8	2	9	2	397	2.6
October	531	87	64	10	6	1	10	2	611	2.5
November	867	91	78	7	8	1	9	1	958	2.4
December	1,045	90	108	9	13	1	—	—	1,166	2.3
Annual Average	336	84	44	11	10	2	12	3	401	2.8
1952										
January	983	80	214	17	24	2	3	1	1,224	2.7
February	936	63	492	34	32	2	4	1	1,464	3.2
March	879	66	391	29	57	4	6	1	1,333	3.3

(1) For coverage see p.117.

TABLE 12.—GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1945 — MARCH, 1952.
(Millions of Dollars)

Period	Gross Capital Formation				Capital Consumption			Net Capital Formation
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Depreciation	Accidental Damages	Total	
1945.....	268.7	16.9	5.7	291.3	194.4	5.9	200.3	91.0
1946.....	390.2	21.8	8.1	420.1	210.6	6.0	216.6	203.5
1947.....	506.1	33.6	10.5	550.2	241.1	5.6	246.7	303.5
1948.....	628.7	39.0	13.2	680.9	285.5	6.8	292.3	388.6
1949.....	726.8	48.2	16.3	791.3	313.2	7.8	321.0	470.3
1950 ⁽¹⁾								
1st Quarter.....	146.7	11.2	3.6	161.5	80.5	2.1	82.6	78.9
2nd Quarter.....	181.3	14.8	3.6	199.7	82.6	2.1	84.7	115.0
3rd Quarter.....	224.4	17.0	4.7	246.1	87.8	2.2	90.0	156.1
4th Quarter.....	230.3	17.6	5.9	253.8	89.6	2.3	91.9	161.9
Total, 1950.....	782.7	60.6	17.8	861.1	340.5	8.7	349.2	511.9
1951								
1st Quarter.....	162.0 ⁽¹⁾	14.1 ⁽¹⁾	4.4	180.5 ⁽¹⁾	97.7	2.2	99.9	80.6 ⁽¹⁾
2nd Quarter.....	215.7 ⁽¹⁾	18.8 ⁽¹⁾	4.9	239.4 ⁽¹⁾	101.7	2.2	103.9	135.5 ⁽¹⁾
3rd Quarter.....	204.5 ⁽¹⁾	17.8 ⁽¹⁾	4.7	227.0 ⁽¹⁾	103.3	2.2	105.5	121.5 ⁽¹⁾
4th Quarter.....	186.8 ⁽¹⁾	16.3 ⁽¹⁾	4.2	207.3 ⁽¹⁾	111.3	2.4	113.7	93.6 ⁽¹⁾
Total, 1951.....	769.0	67.0	18.2	854.2	414.0	9.0	423.0	431.2
1952								
1st Quarter ⁽²⁾	118.9	10.3	3.2	132.4	112.0	2.4	114.4	18.0

(1) Revised.

(2) Preliminary.

TABLE 13.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,
RESIDENTIAL AND OTHER CONSTRUCTION, AND GROSS NATIONAL EXPENDITURE, CANADA,
1945 — MARCH, 1952
(Millions of Dollars)

Period	New Construction				Repair and Maintenance			Total		Gross National Expenditure
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other	Total	
1945.....	285.6	421.0	706.6	96.3	401.7	498.0	381.9	822.7	1,204.6	11,850
1946.....	412.0	661.7	1,073.7	105.3	427.7	533.0	517.3	1,089.4	1,606.7	12,026
1947.....	539.7	884.0	1,423.7	130.8	461.2	592.0	670.5	1,345.2	2,015.7	13,768
1948.....	667.7	1,208.4	1,876.1	161.9	532.1	694.0	829.6	1,740.5	2,570.1	15,613
1949.....	775.0	1,348.7	2,123.7	176.0	555.8	731.8	951.2	1,904.5	2,855.7	16,462
1950										
1st Quarter.....	157.9	235.6	393.5	34.3	78.6	112.9	192.2	314.2	506.4	—
2nd Quarter.....	196.1	378.6	574.7	40.6	147.2	187.8	236.7	525.8	762.5	—
3rd Quarter.....	241.4	460.7	702.1	56.6	179.3	235.9	298.0	640.0	938.0	—
4th Quarter.....	247.9	445.5	693.4	59.5	169.9	229.4	307.4	615.4	922.8	—
Total, 1950.....	843.3	1,520.4	2,363.7	191.0	575.0	766.0	1,034.3	2,095.4	3,129.7	18,122 ⁽¹⁾
1951 ⁽²⁾										
1st Quarter.....	176.1 ⁽¹⁾	302.5	478.6 ⁽¹⁾	40.9	94.6	135.5	217.0 ⁽¹⁾	397.1	614.1 ⁽¹⁾	—
2nd Quarter.....	234.5 ⁽¹⁾	465.0	699.5 ⁽¹⁾	48.9	172.4	221.3	283.4 ⁽¹⁾	637.4	920.8 ⁽¹⁾	—
3rd Quarter.....	222.3 ⁽¹⁾	572.2	794.5 ⁽¹⁾	67.2	213.9	281.1	289.5 ⁽¹⁾	786.1	1,075.6 ⁽¹⁾	—
4th Quarter.....	203.1 ⁽¹⁾	508.5	711.6 ⁽¹⁾	64.0	189.1	253.1	267.1 ⁽¹⁾	697.6	964.7 ⁽¹⁾	—
Total, 1951.....	836.0	1,848.2	2,684.2	221.0	670.0	891.0	1,057.0	2,518.2	3,575.2	21,241 ⁽¹⁾
1952 ⁽²⁾										
1st Quarter.....	129.2	367.9	497.1	45.0	105.1	150.1	174.2	473.0	647.2	—

(1) Revised.
(2) Preliminary.

TABLE 14.—NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — MARCH, 1952.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Dwellings		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Dwellings	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948	276.3	23.1	299.5	6,473	44,838	51,311
1949	328.4	26.3	354.7	9,895	45,395	55,290
1950						
1st Quarter	48.3	4.1	52.4	2,031	6,146	8,177
2nd Quarter	157.8	11.6	169.4	4,489	20,066	24,555
3rd Quarter	109.2	10.2	119.4	2,242	14,071	16,313
4th Quarter	73.2	8.5	81.7	2,548	8,680	11,228
Total, 1950	388.5	34.4	422.9	11,310	48,963	60,273
1951						
January	14.0	1.3	15.3	314	1,731	2,045
February	17.7	1.4	19.1	601	2,011	2,612
March	29.9	1.9	31.8	703	3,365	4,068
1st Quarter	61.6	4.6	66.2	1,618	7,107	8,725
April	43.0	3.7	46.7	1,018	4,797	5,815
May	45.4	4.4	49.8	921	5,461	6,382
June	33.8	3.7	37.5	670	4,375	5,045
2nd Quarter	122.2	11.8	134.0	2,609	14,633	17,242
July	28.4	3.8	32.2	895	3,580	4,475
August	25.7	3.2	28.9	490	3,060	3,550
September	19.4	3.1	22.5	489	2,273	2,762
3rd Quarter	73.5	10.1	83.6	1,874	8,913	10,787
October	22.4	3.1	25.5	501	3,322	3,823
November	16.7	2.1	18.8	455	1,787	2,242
December	10.2	1.2	11.4	412	1,173	1,585
4th Quarter	49.3	6.4	55.7	1,368	6,282	7,650
Total, 1951	306.6	32.9	339.5	7,469	36,935	44,404
1952						
January	8.2	1.0	9.2	297	975	1,272
February	14.2	1.4	15.6	493	1,625	2,118
March	23.1	1.8	24.9	694	2,501	3,195
1st Quarter	45.5	4.2	49.7	1,484	5,101	6,585

TABLE 15.— NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,
CANADA, 1945 — MAY, 1952.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Dwellings		
	Apartments	All Other Residential Dwellings	Total	Apartments ¹⁾	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	185.0	197.2	1,743	36,458	38,201
1948	30.1	342.9	373.1	3,730	62,500	66,230
1949	69.5	394.9	464.4	8,165	64,247	72,412
1950						
1st Quarter	9.7	64.8	74.5	1,134	9,291	10,425
2nd Quarter	14.0	146.9	160.9	1,600	22,096	23,696
3rd Quarter	18.4	160.6	179.0	1,997	24,027	26,024
4th Quarter	17.2	110.1	127.3	1,819	15,759	17,578
Total, 1950	59.3	482.4	541.7	6,550	71,173	77,723
1951						
January	2.8	13.2	16.0	290	1,888	2,178
February	2.1	22.9	25.0	209	3,159	3,368
March	5.6	26.4	32.0	566	3,564	4,130
1st Quarter	10.5	62.5	73.0	1,065	8,611	9,676
April	8.4	41.4	49.8	835	5,278	6,113
May	7.5	44.5	52.0	729	6,112	6,841
June	6.7	43.5	50.2	647	6,206	6,853
2nd Quarter	22.6	129.4	152.0	2,211	17,596	19,807
July	4.8	39.0	43.8	454	6,020	6,474
August	1.9	33.2	35.1	185	5,095	5,280
September	2.4	27.6	30.0	225	4,276	4,501
3rd Quarter	9.1	99.8	108.9	864	15,391	16,255
October	3.2	26.2	29.4	299	4,083	4,382
November	7.3	39.7	47.0	692	4,903	5,595
December	3.1	23.8	26.9	294	2,970	3,264
4th Quarter	13.6	89.7	103.3	1,285	11,956	13,241
Total, 1951	55.8	381.4	437.2	5,425	53,554	58,979
1952						
January	5.2	14.8	20.0	489	1,861	2,350
February	4.3	13.4	17.8	409	1,622	2,029
March	6.9	23.3	30.2	650	3,158	3,808
1st Quarter	16.4	51.5	68.0	1,548	6,641	8,187
April	8.4	34.5	42.9	792	3,199	3,991
May	7.4	35.2	42.6	694	4,073	4,767

(1) Estimated.

SECTION 3

PUBLICLY-ASSISTED HOUSE BUILDING

TABLE 16.—NUMBER OF DWELLINGS IN NEW STRUCTURES STARTED, PUBLICLY-INITIATED, AND PRIVATELY-INITIATED, WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — MARCH, 1952.

Period	Publicly- Initiated Housing	Privately-Initiated Housing					Total Publicly Assisted Housing ⁽¹⁾	Total Housing
		With Government Financial Assistance			Without Government Financial Assistance	Total Privately- Initiated Housing		
		Guarantees		Sub-total ⁽¹⁾				
		Loans						
1947	7,190	12,963	387	13,533	53,540	67,073	20,723	74,263
1948	10,006	17,363	1,528	19,029	61,159	80,188	29,035	90,194
1949	7,874	23,597	3,634	27,297	55,338	82,635	35,171	90,509
1950								
1st Quarter	92	3,377	666	4,043	4,880	8,923	4,135	9,015
2nd Quarter	1,794	10,595	390	11,104	20,236	31,340	12,898	33,134
3rd Quarter	1,710	13,427	441	13,868	14,218	28,086	15,578	29,796
4th Quarter	1,003	10,536	321	10,857	8,726	19,583	11,860	20,586
Total, 1950	4,599	37,935	1,818	39,862	48,060	87,932	44,471	92,531
1951								
1st Quarter	351	4,891	316	5,207	4,243	9,450	5,558	9,801
2nd Quarter	773	9,063	239	9,312	18,579	27,891	10,085	28,664
3rd Quarter	870	6,583	180	6,763	11,489	18,252	7,633	19,122
4th Quarter	638	2,355	96	2,451	7,903	10,354	3,089	10,992
Total, 1951	2,632	22,892	831	23,733	42,214	65,947	26,365	68,579
1952								
1st Quarter	145	2,811	91	2,902	4,221	7,123	3,047	7,268

(1) Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.

(2) For the period 1947 — 1952 includes direct Government housing and privately-initiated housing with Government financial assistance.

TABLE 17.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, (1) NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945 — MAY, 1952.

Period	Number of Loans ⁽²⁾	Number of Dwellings ⁽²⁾	Amount of Loans \$000		Total
			Joint Loans	Direct Loans	
1945 ⁽³⁾	5,142	5,695	23,832	0	23,832
1946.....	8,492	13,042	43,280	18,355	61,635
1947.....	10,549	12,734	60,576	1,133	61,709
1948.....	16,913	20,730	106,696	1,708	108,404
1949.....	19,627	29,036	122,737	38,792	161,529
1950.....	36,358	45,332	280,065	25,712	305,777
1951					
January.....	1,568	1,812	12,834	401	13,235
February.....	1,803	2,162	13,384	1,568	14,952
March.....	2,583	3,978	21,459	3,582	25,041
1st Quarter.....	5,954	7,952	47,677	5,551	53,228
April.....	2,611	3,454	21,151	1,206	22,357
May.....	2,381	2,706	18,100	152	18,252
June.....	1,428	1,631	10,551	157	10,708
2nd Quarter.....	6,420	7,791	49,802	1,515	51,317
3rd Quarter.....	3,241	4,297	25,894	1,772	27,666
4th Quarter.....	2,290	2,972	17,700	2,546	20,246
Total, 1951.....	17,905	23,012	141,073	11,384	152,457
1952					
January.....	1,325	1,759	12,785	289	13,074
February ⁽⁴⁾	1,314	1,775	10,780	1,829	12,609
March.....	1,733	2,427	15,379	2,455	17,834
1st Quarter.....	4,372	5,961	38,944	4,573	43,517
April ⁽⁵⁾	2,057	3,166	18,384	4,562	22,946
May ⁽⁵⁾	2,857	3,521	24,851	1,145	25,996
Total, February 1, 1945 — May 31, 1952.....	124,272	162,229	860,438	107,364	967,802

(1) For information on operations under The Dominion Housing Act, 1935, and The National Housing Act, 1938, see *Housing in Canada*, October, 1946, p. 29. Data for 3rd. Quarter 1951, and subsequent periods include housing loans under the special provisions for defence worker and for non-defence worker houses built with agreed end sales price.

(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(3) Covers period February 1 to December 31.

(4) Revised.

(5) Preliminary.

TABLE 18.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
NUMBER AND AMOUNT OF LOANS APPROVED FOR NON-DEFENCE WORKER
HOUSES BUILT WITH AGREED SALE OR CONTRACT PRICE, AND NUMBER OF
DWELLINGS FINANCED, CANADA, OCTOBER, 1951 — MAY, 1952.

Period	Number of Loans ⁽¹⁾	Number of Dwellings ⁽¹⁾	Amount of Loans ⁽¹⁾ (\$000)
1951			
October.....	—	—	—
November.....	46	56	402
December.....	498	505	4,029
Total.....	544	561	4,431
1952 ⁽¹⁾			
January.....	1,021	1,052	8,717
February ⁽²⁾	864	888	7,113
March.....	1,263	1,276	10,573
1st Quarter.....	3,148	3,216	26,403
April ⁽³⁾	1,334	1,347	11,081
May ⁽³⁾	2,180	2,240	18,108
Total Gross Loans, October, 1951 — May, 1952.....	7,206	7,364	60,023

(1) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(2) Revised.

(3) Preliminary.

TABLE 19.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN,
CANADA, FIRST QUARTERS, 1951 AND 1952.

Type of Loan	First Quarter 1951				First Quarter 1952			
	Number of Loans	Number of Dwellings	Amount of Loans \$000	Average Loan per Dwelling \$	Number of Loans	Number of Dwellings	Amount of Loans \$000	Average Loan per Dwelling \$
<i>Housing for Home Ownership:</i>								
Defence worker housing	—	—	—	—	240	240	2,168	9,034
Loans to builders for sale	1,356	1,400	9,546	6,819	739	756	5,582	7,384
Non-defence worker housing	—	—	—	—	—	—	—	—
Loans to home owners	53	53	367	6,921	—	—	—	—
Loans to builders for sale	4,419	4,597	32,670	7,107	3,310	3,419	27,513	8,047
Integrated housing								
Other								
Defence and non-defence worker housing								
Loans to home owners	1,356	1,400	9,546	6,819	739	756	5,582	7,384
Loans to builders for sale	4,472	4,650	33,037	7,126	3,550	3,659	29,681	8,096
Sub-total	5,828	6,050	42,583	7,038	4,289	4,415	35,263	7,987
<i>Housing for Rental Purposes:</i>								
Non-defence worker housing								
Loans to individuals	102	997	5,277	5,293	79	1,140	5,969	5,236
Rental insurance	22	875	5,339	6,102	3	278	1,710	6,151
Primary industries	—	—	—	—	—	—	—	—
Limited Dividend Corporation	2	30	30	10,000	1	128	575	4,492
Sub-total	126	1,902	10,646	5,597	83	1,546	8,254	5,339
Total Gross Loans	5,954	7,952	53,229	6,694	4,372	5,961	43,517	7,300

TABLE 20.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944. (1)
ANALYSIS OF GROSS LOANS APPROVED, SHOWING NUMBER AND AMOUNT OF LOANS, NUMBER OF DWELLINGS, AVERAGE ESTIMATED COST,
LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA,
FIRST QUARTERS, 1951 AND 1952.

Type of Dwelling	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Average Estimated Costs					Average		
				Land	Con- struction	Other	Total	Lending Value	Loan	Finished Floor Area (Sq. Ft.)	Con- struction Cost per Sq. Ft.
1951	3,258	3,258	22,611	1,012	8,916	292	10,220	7,739	6,940	1,010	8.83
Single 1-Storey	1,178	1,178	8,871	1,100	9,231	325	10,656	8,921	7,532	1,214	7.60
Single 1½-Storey: Finished	463	463	3,092	789	8,388	249	9,426	7,863	6,679	843 ⁽²⁾	6.49
Single 2-Storey	517	517	4,135	1,187	10,559	391	12,137	9,798	7,999	1,347	7.84
Semi-Detached	199	209	1,547	1,009	9,340	392	10,741	9,115	7,400	1,214	7.69
Duplex	76	152	782	522	7,618	244	8,384	6,328	5,125	1,108	6.88
Triplex	10	30	155	871	9,086	461	10,418	6,724	5,164	1,116	8.14
Double Duplex	167	342	1,898	708	7,729	301	8,738	6,772	5,550	1,090	7.09
Row House	3	103	536	302	6,609	23	6,934	6,126	5,202	952	6.94
Apartment	81	1,670	9,572	458	6,523	501	7,485	6,957	5,732	870	7.50
Total	5,952	7,922	53,199	874	8,440	345	9,659	8,087	6,714	1,033	7.96
1952	2,671	2,671	21,094	1,152	9,387	353	10,892	10,203	7,897	1,018	9.22
Single 1-Storey	701	701	5,942	1,290	9,851	435	11,576	10,883	8,477	1,196	8.24
Single 1½-Storey: Finished	208	208	1,530	985	8,618	302	9,905	9,430	7,356	820 ⁽²⁾	6.41
Single 2-Storey	436	436	3,918	1,244	10,748	423	12,415	11,852	8,985	1,277	8.41
Semi-Detached	155	163	1,375	1,228	9,762	410	11,400	10,723	8,435	1,140	8.56
Duplex	22	44	226	665	7,785	271	8,721	6,921	5,130	1,050	7.42
Triplex	4	12	61	667	8,029	275	8,971	6,458	5,058	1,006	7.98
Double Duplex	105	214	1,268	765	8,017	325	9,107	7,787	5,926	1,049	7.64
Row House	1	6	34	900	8,750	205	9,855	7,117	5,693	1,015	8.62
Apartment	68	1,378	7,494	528	7,067	523	8,118	6,976	5,439	911	7.76
Total	4,371	5,833	42,942	1,005	8,914	406	10,325	9,509	7,362	1,031	8.64

(1) Excluding loan approvals under Sections 9 and 9a.

(2) Total floor area including unfinished portion averaged 1,292 sq. ft. in 1951 and 1,304 sq. ft. in 1952.

TABLE 21. — OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946 — MARCH, 1952.

Period	Number of Loans	Number of New Dwellings	Amount \$	Average Loan per New Dwelling \$
1946	25	48	76,315	1,590
1947	11	16	30,775	1,923
1948	3	4	7,000	1,750
1949	0	—	—	—
1950	1	2	5,000	2,500
1951	0	—	—	—
1952 1st Quarter	1	1	3,000	3,000
Total, April, 1946 — March, 1952	41	71	122,090	1,720

TABLE 22.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS AND TOTAL ESTIMATED COST, APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS,
CANADA, JULY, 1948 — MAY, 1952.

Period	With Loans Under The N.H.A.			With Conventional Loans			Total		
	Number of Projects	Number of Units	Estimated Cost (\$000)	Number of Projects	Number of Units	Estimated Cost (\$000)	Number of Projects	Number of Units	Estimated Cost (\$000)
1948	1	50	303	35	1,938	14,182	36	1,988	14,485
1949	58	6,158	41,443	60	1,562	12,425	118	7,720	53,868
1950	33	3,337	24,037	21	974	7,787	54	4,311	31,824
1951									
1st Quarter	6	133	1,089	3	174	1,497	9	307	2,586
2nd Quarter	4	296	2,917	—	—	—	4	296	2,917
3rd Quarter	—	4	37	—	—	—	—	4	37
4th Quarter	—	—96	—666	1	238	1,838	1	142	1,171
Total, 1951	10	337	3,377	4	412	3,334	14	749	6,711
1952 ⁽¹⁾									
January	1	40	325	—	—	—	1	40	325
February	1	55	441	—	44	353	1	99	794
March	3	508	3,984	1	78	644	4	586	4,628
1st Quarter	5	603	4,750	1	122	997	6	725	5,747
April	4	330	2,487	1	30	230	5	360	2,717
May	3	396	3,361	—	—	—	3	396	3,361
Total, July 1948 — May, 1952	114	11,211	79,783	122	5,038	38,955	236	16,249	118,713

(1) Preliminary.

TABLE 23. — OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, JULY, 1948 — MAY, 1952.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948 ⁽¹⁾				
Average	3.9	878	7,266	80.93
1949				
Average	4.1	904	7,101	70.55
1950				
1st Quarter	4.3	933	6,982	65.05
2nd Quarter	4.2	873	6,463	60.45
3rd Quarter	4.1	920	6,778	70.19
4th Quarter	3.7	879	7,992	80.53
Annual Average	4.1	902	7,018	67.81
1951				
January	3.6	872	7,992	77.67
February	3.5	895	8,297	80.92
March	3.6	913	8,192	79.00
1st Quarter	3.6	886	8,145	79.22
April	3.8	863	8,568	80.81
May	—	—	—	—
June	3.6	896	10,692	89.76
2nd Quarter	3.7	879	9,571	85.03
July	—	—	—	—
August	—	—	—	—
September	—	—	—	—
3rd Quarter	—	—	—	—
October	3.7	825	7,720	76.94
November	—	—	—	—
December	—	—	—	—
4th Quarter	3.7	825	7,720	76.94
Annual Average	3.6	868	8,558	80.76
1952				
January	3.9	1,011	8,134	89.50
February	3.5	898	8,023	80.50
March	4.2	929	8,003	81.75
1st Quarter	4.1	929	8,012	82.00
April	4.1	941	7,548	69.50
May	4.8	1,052	8,487	89.08
Average, July, 1948— May, 1952	4.1	904	7,208	71.71

(1) Covers period July to December.

TABLE 24. — FEDERAL-PROVINCIAL HOUSING PROJECTS UNDER SECTION 35 OF THE
NATIONAL HOUSING ACT, 1944, CANADA,
1950 — MARCH, 1952

Period	Number of Projects for Which Contracts Awarded	Number of Dwellings				Total Expenditures ⁽¹⁾ (\$000)		
		For Which Contracts Awarded	Started	Completed	Under Construction (at End of Period)	Housing	Land Acquisition and Other	Total
1950								
1st Quarter	—	—	—	—	—	—	—	—
2nd Quarter	1	140	—	—	—	—	—	—
3rd Quarter	—	—	140	—	140	44	—	44
4th Quarter	—	—	—	—	140	512	23	535
Total, 1950	1	140	140	—	—	556	23	579
1951								
January	—	—	—	—	140	37	—	37
February	—	—	—	—	140	—	—	—
March	—	—	—	8	132	81	46	127
1st Quarter	—	—	—	8	—	118	46	164
April	1	88	—	16	116	56	—	56
May	—	—	—	32	84	64	—	64
June	—	—	4	28	60	60	—	60
2nd Quarter	1	88	4	76	—	180	—	180
July	—	—	12	24	48	4	—	4
August	—	—	72	32	88	185	—	185
September	—	—	—	—	88	3	—	3
3rd Quarter	—	—	84	56	—	192	—	192
October	—	—	—	—	88	120	7	127
November	2	355	69	—	157	119	55	124
December	—	—	34	—	191	216	55	271
4th Quarter	2	355	103	—	—	455	67	522
Total, 1951	3	443	191	140	—	945	113	1,058
1952								
January	—	—	52	—	243	147	11	158
February	—	—	45	12	276	238	7	245
March	—	—	26	28	274	325	55	380
1st Quarter	—	—	123	40	—	710	73	783
Total, June, 1950 — March, 1952	4	583	454	180	—	2,211	209	2,420

(1) Covers both Federal and provincial government shares. Data on housing include expenditures on the housing portion of combined housing and land assembly projects.

TABLE 25.—FEDERAL-PROVINCIAL LAND ASSEMBLY PROJECTS UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1950 — MARCH, 1952.

Period	Progress of Land Assembly Projects										Total Expenditure (\$000)
	Started ⁽¹⁾			Improvements Completed				Under Construction (At End of Period)			
	Number of Projects	Number of Lots	Number of Acres	Number of Projects	Number of Lots		Number of Projects	Number of Lots			
					Completed	Sold ⁽²⁾			Unsold (At End of Period)		
1950											
1st Quarter	-	-	-	-	-	-	-	-	-	-	-
2nd Quarter	-	-	-	-	-	-	-	-	-	-	-
3rd Quarter	1	819 ⁽³⁾	224 ⁽³⁾	-	-	-	-	1	819 ⁽³⁾	53	
4th Quarter	3 ⁽³⁾	1,263 ⁽³⁾	368 ⁽³⁾	-	-	-	-	4 ⁽³⁾	2,082 ⁽³⁾	228	
Total, 1950	4 ⁽³⁾	2,082 ⁽³⁾	592 ⁽³⁾	-	-	-	-	-	-	281	
1951											
1st Quarter	-	-	-	-	-	-	-	4 ⁽³⁾	2,082 ⁽³⁾	146	
2nd Quarter	-	-	-	- ⁽³⁾	325	-	-	4	1,757 ⁽³⁾	151	
3rd Quarter	-	-	-	-	135	77	383	4	1,622 ⁽³⁾	463	
4th Quarter	-	-	-	-	-	98	285	4	1,622 ⁽³⁾	841	
Total, 1951	-	-	-	- ⁽³⁾	460	175	-	-	-	1,601	
1952											
1st Quarter	2	809	207	-	60	52	293	6	2,431	154	

(1) Includes Ottawa, Windsor, St. Thomas and London, Ontario, for 1950 and St. John's, Newfoundland and Trail, British Columbia, for 1952.
(2) Includes acceptances of offers to purchase.
(3) Revised.

TABLE 26.—LAND ASSEMBLY PROJECTS UNDER SECTION 11B OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1947 — MARCH, 1952.

Period	Progress of Land Assembly Projects									
	Started			Improvements Completed			Under Construction (At End of Period)			Total Expenditure \$000
	Number of Projects	Number of Lots	Number of Acres	Number of Projects	Completed	Sold or Optioned	Not Optioned or Sold (At End of Period)	Number of Projects	Number of Lots	
1947	4	910	199	—	—	—	—	4	910	—
1948	1	91	11	—	—	—	—	5	1,001	—
1949	1	534	150	—	872	872	663	6	663	1,141.0 ⁽¹⁾
1950	1	417 ⁽²⁾	90	1	63	63	1,017 ⁽²⁾	6	1,017 ⁽²⁾	56.3
1st Quarter	—	—	—	—	325	325	692 ⁽²⁾	6	692 ⁽²⁾	113.1
2nd Quarter	—	—	—	—	190	190 [*]	502 ⁽²⁾	6	502 ⁽²⁾	113.1
3rd Quarter	—	—	—	—	631	60	452 ⁽²⁾	6	452 ⁽²⁾	87.5
4th Quarter	—	—	—	—	—	—	—	—	—	—
Total, 1950	1	417 ⁽²⁾	90	1	1,209	638	—	6	—	392.1
1951	—	—	—	—	—	92	360 ⁽²⁾	3	360 ⁽²⁾	60.3
1st Quarter	—	—	—	—	—	66	294 ⁽²⁾	3	294 ⁽²⁾	33.7
2nd Quarter	—	—	—	—	—	51	343 ⁽²⁾	3	343 ⁽²⁾	239.3
3rd Quarter	—	—	—	—	—	14	229 ⁽²⁾	3	229 ⁽²⁾	196.9
4th Quarter	—	—	—	—	—	—	—	—	—	—
Total, 1951	—	—	—	—	—	223	—	3	—	530.2
1952	—	—	—	—	—	3	226	3	226	6.4
1st Quarter	—	—	—	—	—	—	—	—	—	—

(1) Includes expenditures made in 1947 and 1948.

(2) Revised.

TABLE 27.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, ⁽¹⁾ NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURE, CANADA, 1941 — MARCH, 1952.

Period	Number of Dwellings			Expenditure \$000			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941—1945 ⁽²⁾	23,704	18,774	4,930	60,941	13,779	16,671	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948	8,199	6,934	6,619	49,180	39	4,165	53,384
1949	4,916	7,804	3,731	38,635	160 ⁽³⁾	3,978 ⁽⁴⁾	42,773
1950							
1st Quarter	20	1,053	2,698	4,445	0	738	5,183
2nd Quarter	741	1,253	2,186	3,114	0	473	3,587
3rd Quarter	231	1,166	1,251	3,076	0	751	3,827
4th Quarter	31	369	913	2,310	0	1,237	3,547
Total, 1950	1,023	3,841	—	12,945	0	3,199 ⁽⁴⁾	16,144
1951							
January	0	86	827	—175	0	41	—134
February	0	84	743	481	0	65	546
March	0	122	621	353	0	71	424
1st Quarter	0	292	—	659	0	177	836
April	0	73	548	116	0	30	146
May	0	47	501	223	0	108	331
June	0	63	438	148	0	188	336
2nd Quarter	0	183	—	487	0	326	813
July	0	20	418	156	0	196	352
August	0	38	390	235	0	314	549
September	0	50	330	138	0	269	407
3rd Quarter	0	108	—	529	0	779	1,308
October	0	48	282	278	0	279	557
November	0	44	246	175	0	269	444
December	8	32	214	267	0	152	419
4th Quarter	8	124	—	720	0	700	1,420
Total, 1951	8	707	—	2,395	0	1,982 ⁽⁴⁾	4,377
1952							
January	42	84	172	61	0	29	90
February	168	79	161	107	0	13	120
March	76	28	209	237	0	27	264
1st Quarter	286	191	—	405	0	69	474
Total, April, 1941 — Mar., 1952	50,978	50,669	—	225,516	14,046	34,136	273,698

(1) Operations during 1941–1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Covers expenditures on 200 garages not shown as supplementary buildings in Table 28 (see p. 58).

(4) Excluding \$1,255,000 expended in 1949, \$1,148,000 expended in 1950 and \$740,367 expended in 1951 recoverable from municipalities.

TABLE 28.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945 — APRIL, 1952.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Number		
	Projects	Dwellings	Supplementary Buildings
1945—March.....	11	558	4
June.....	7	602	4
September.....	37	4,276	1
December.....	60	5,524	1
1946—March.....	59	5,288	1
June.....	83	5,675	0
September.....	78	5,513	5
December.....	80	4,660	9
1947—March.....	72	2,873	6
June.....	61	3,451	6
September.....	87	6,332	7
December.....	98	6,486	7
1948—March.....	88	4,698	8
June.....	90	6,410	4
September.....	107	8,442	0
December.....	104	7,745	0
1949—March.....	84	5,940	4
June.....	48	4,028	4
September.....	65	4,677	4
December.....	51	4,077	1
1950—March.....	37	3,081	1
June.....	45	2,264	1
September.....	30	1,282	0
December.....	10	913	0
1951—January.....	9	827	0
February.....	9	743	0
March.....	9	621	0
April.....	9	548	0
May.....	9	501	0
June.....	4	438	0
July.....	4	418	0
August.....	3	380	0
September.....	3	330	0
October.....	2	282	0
November.....	3	246	0
December.....	4	314	0
1952—January.....	4	288	0
February.....	8	371	0
March.....	8	343	0
April.....	8	343	0

(1) Operations during 1945–1947 conducted by Wartime Housing Limited.

(2) Number of municipalities in which projects were in progress at April, 1952, total 3.

TABLE 29.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, DWELLINGS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, MARCH, 1949 — 1952.

Item	Stage of Construction Yet to be Completed	Number of Dwellings			
		Mar. 1949	Mar. 1950	Mar. 1951	Mar. 1952
1.	Excavation.....	1,285	383	0	134
2.	Foundation.....	1,450	453	0	160
3.	Water and Sewer under Building.....	2,646	867	107	318
4.	Framing.....	1,645	703	80	216
5.	Doors, frames and window sash.....	1,787	626	55	296
6.	Chimneys.....	2,568	608	32	266
7.	Roofs shingled.....	1,955	691	44	277
8.	Plumbing roughed in.....	2,320	749	74	287
9.	Wiring roughed in.....	2,704	893	54	318
10.	Insulation.....	3,042	1,126	105	323
11.	Wall and ceiling board and taping....	3,536	1,434	386	328
12.	Finished flooring laid.....	3,657	1,571	460	328
13.	Exterior finish, including siding and trim.....	2,860	1,407	323	311
14.	Porches.....	3,411	1,364	449	328
15.	Interior trim.....	4,208	1,749	465	328
16.	Interior painting.....	5,260	2,725	584	333
17.	Hardware.....	5,133	2,480	581	332
18.	Plumbing fixtures.....	5,025	2,463	570	328
19.	Electrical work complete.....	5,393	2,585	599	332
20.	Exterior painting.....	8,615	3,858	785	328
21.	Water and sewer to main.....	2,852	1,304	13	328
22.	Electrical services connected.....	5,497	2,558	571	328
23.	Final inspection.....	5,940	3,087	621	343

TABLE 30.— PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION,
NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT,
BY TYPE OF UNIT, CANADA, 1947 — MARCH, 1952.

As at End of Month	Units in New Structures						Home Conversion Plan			All Units	
	Single Units		Multiple Units		Total		Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant					
1947											
June	28,074	.5	42	—	28,116	.5	2,098	—	30,214	.5	
December	30,392	.6	799	.1	31,191	.6	2,079	—	33,270	.5	
1948											
June	33,260	.8	1,142	—	34,402	.7	2,013	—	36,415	.7	
December	33,900	.3	1,388	.1	35,288	.3	1,827	—	37,115	.3	
1949											
June	37,461	.6	1,642	.7	39,103	.6	1,512	.9	40,615	.7	
December	38,367	.4	1,768	.3	40,135	.4	1,213	.8	41,348	.4	
1950											
June	38,667	.4	1,768	.7	40,435	.1	975	3.1	41,410	.4	
December	36,002	.6	1,767	.5	37,769	.7	745	.9	38,514	.6	
1951											
January	35,403	.6	1,762	.3	37,165	.6	646	1.2	37,801	.6	
February	34,495	.6	1,762	.4	36,257	.6	550	1.0	36,807	.6	
March	33,548	.6	1,762	.9	35,310	.6	535	.2	35,845	.7	
April	32,129	.5	1,761	.6	33,890	.5	510	1.1	34,400	.6	
May	30,793	.6	1,761	.6	32,554	.6	481	.6	33,035	.6	
June	28,649	.5	1,760	1.1	30,409	.5	453	.6	30,862	.5	
July	27,336	.5	1,760	1.4	30,096	.6	344	1.4	29,440	.2	
August	25,073	.5	1,760	1.4	26,933	.4	322	1.5	27,255	.6	
September	24,440	.5	1,760	.9	26,200	.5	300	1.3	26,500	.5	
October	23,887	.5	1,760	.6	25,697	.6	258	1.1	25,905	.5	
November	23,283	.5	1,760	3	25,043	5	241	.8	25,284	.5	
December	22,689	.5	1,760	.3	24,449	.5	225	—	24,674	.4	
1952											
January	22,418	.5	1,760	.3	24,178	.5	165	.6	24,343	.5	
February	22,101	.4	1,760	.3	23,861	.4	156	1.2	24,017	.4	
March	21,792	.4	1,760	.3	23,552	.4	93	—	23,645	.4	

TABLE 31.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY, 1949 — MARCH, 1952.

Period	Number of Dwellings ⁽²⁾			Actual Expenditures ⁽²⁾ (\$000)		
	Started	Completed	Under Construction (At End of Period)	Housing	Land, Improvements and Other Outlay	Total
1949	2,786	20	—	10,513	1,272	11,785
1950						
1st Quarter	72	244	—	4,832	592	5,424
2nd Quarter	1,053	477	—	4,182	688	4,870
3rd Quarter	1,339	1,073	—	6,587	1,142	7,729
4th Quarter	972	784	—	10,025	2,081	12,106
Total, 1950	3,436	2,578	—	25,626	4,503	30,129
1951						
January	9	289	3,344	160	188	348
February	—	273	3,071	2,657	294	2,951
March	4	242	2,833	3,709	351	4,060
1st Quarter	13	804	—	6,526	833	7,359
April	114	158	2,789	11	2	13
May	351	184	2,956	2,149	157	2,306
June	190	181	2,965	2,598	278	2,876
2nd Quarter	655	523	—	4,758	437	5,195
July	218	176	3,007	2,884	419	3,303
August	243	250	3,000	2,302	400	2,702
September	89	258	2,831	1,738	405	2,143
3rd Quarter	550	684	—	6,924	1,224	8,148
October	119	187	2,763	2,725	484	3,209
November	29	231	2,561	1,815	643	2,458
December	66	210	2,417	3,366	841	4,207
4th Quarter	214	628	—	7,906	1,968	9,874
Total, 1951	1,432	2,639	—	26,114	4,462	30,576
1952						
January	—	415	2,002	302	160	462
February	63	391	1,694	1,455	259	1,714
March	169	212	1,631	3,253	389	3,642
1st Quarter	232	1,018	—	5,010	808	5,818

(1) The construction operations in respect to the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 33, *Housing in Canada*, First Quarter, 1952, p. 69.

(2) Not shown are 497 units in remote areas, 220 of which were completed in 1950 by the Construction Division, C.M.H.C. and 277 units completed in 1951 by Defence Construction Limited.

TABLE 32.— CONSTRUCTION OF NEW SCHOOLS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF NATIONAL DEFENCE, NUMBER OF SCHOOLS FOR WHICH CONTRACTS HAVE BEEN AWARDED, STARTED AND COMPLETED, AND EXPENDITURES, CANADA, 1950 — MARCH, 1952.

Period	Number of Schools				Total Expenditure (\$000)		
	For which Contracts Awarded	Started	Completed	Under Construction (at end of Period)	Schools	Land Acquisition and Other	Total
1950	20	19	—	19	1,665	18	1,683
1951							
1st Quarter	1	2	—	21	1,706	16	1,722
2nd Quarter	—	—	—	21	1,193	12	1,205
3rd Quarter	—	1	—	22	1,545	54	1,599
4th Quarter	2	—	13	9	1,205	165	1,370
Total, 1951	3	3	13	—	5,649	248	5,897
1952							
1st Quarter	—	—	5	4	357	30	387

TABLE 33.—HOUSING OPERATIONS AND OTHER CONSTRUCTION OPERATIONS BY DEFENCE CONSTRUCTION LIMITED,
CANADA, NOVEMBER, 1950 — APRIL, 1952.

Period	Residential Construction				Other Construction			Total		
	Number of Dwellings			Expenditure (\$000)	Contracts Awarded		Expenditure (\$000)	Contracts Awarded ⁽²⁾		Expenditure (\$000)
	For Which Contracts Awarded	Started	Completed		Number	Amount (\$000)		Number	Amount (\$000)	
Prior to Nov. 1950 ³ Nov.- Dec., 1950	315 160	— ⁽¹⁾ — ⁽¹⁾	— ⁽¹⁾ 0	3,748 327	123 26	37,880 11,403	16,452 944	123 26	43,380 11,454	20,200 1,271
Total, 1950	475	— ⁽¹⁾	— ⁽¹⁾	4,075	26	49,283	17,396	149	54,834	21,471
1951										
January	30	51	—	153	23	6,180	1,978	23	6,649	2,131
February	195	14	—	625	15	2,852	2,223	15	6,779	2,848
March	325	103	—	1,129	8	2,062	2,384	8	7,098	3,513
1st Quarter	550	168	—	1,907	46	11,094	6,585	46	20,526	8,492
April	—	3	—	2,734	22	10,613	3,090	22	10,613	5,824
May	105	67	—	1,351	38	39,254	2,388	38	40,256	3,739
June	—	138	—	948	25	11,743	2,937	25	11,748	3,885
2nd Quarter	105	208	—	5,033	85	61,610	8,415	85	62,617	13,448
July	—	86	—	1,210	36	27,583	6,028	36	27,587	7,238
August	—	54	—	1,002	38	11,274	7,408	38	11,462	8,410
September	4	54	36	1,249	41	7,356	9,101	41	7,409	10,350
3rd Quarter	4	194	36	3,461	115	46,213	22,537	115	46,458	25,998
October	100	70	—	903	56	13,359	10,555	56	13,685	11,458
November	—	67	10	791	43	12,011	11,879	43	12,011	12,670
December	65	71	37	1,044	17	12,590	13,652	17	14,058	14,696
4th Quarter	165	208	47	2,738	116	37,960	36,086	116	39,754	38,824
Total, 1951	824	778 ⁽⁴⁾	83 ⁽⁵⁾	13,139	362	156,877	73,623	362	169,355	86,762
1952										
January	—	—	38	805	25	6,941	10,899	25	6,941	11,704
February	—	—	49	277	22	11,287	11,571	22	11,287	11,846
March	—	43	24	598	43	21,519	12,425	43	21,519	13,019
1st Quarter	—	43	111	1,680	90	39,747	34,895	90	39,747	36,103
April	—	17	32	185	28	20,363	15,174	28	20,363	15,369
Total, November 1950—April, 1952	984	838	226	15,331	506	228,390	124,636	506	240,919	139,971

¹ Not yet available.

² Data shown are net of cancellations, reinstatements and adjustments.

³ Data represent number and value of contracts taken over from Canadian Commercial Corporation.

⁴ Includes 374 units started in defence projects which are in addition to starts shown in Table 21, *Annual Report, 1951*, C.M.H.C. p. 87.

⁵ The remaining 404 units were started in remote areas.

⁶ Represents units completed in remote areas, 20 of which were in Manitoba and 63 in the Yukon. Excluded are 277 units completed in remote areas as shown in Table 33, *Housing in Canada*, First Quarter, 1952, p. 69.

TABLE 34. — HOUSING OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF DEFENCE PRODUCTION,
NUMBER OF CONTRACTS AWARDED AND DWELLINGS FOR WHICH CONTRACTS HAVE BEEN AWARDED, NUMBER OF DWELLINGS
STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1951— MARCH, 1952.

Period	Contracts Awarded		Number of Dwellings				Expenditures (\$000)	
	Number	Number of Dwellings	Started	Completed	Under Construction (At end of Period)	Construction	Land and Other Outlay	Total
1951								
1st Quarter.....	—	—	—	—	—	—	—	—
2nd Quarter.....	1	65	15	—	15	—	—	—
3rd Quarter.....	2	65	65	—	80	—	—	—
4th Quarter.....	—	—	11	32	59	535	49	584
Total, 1951.....	3	130	91	32	—	535	49	584
1952								
1st Quarter.....	—	—	39	48	50	571	2	573

TABLE 35.— CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943 — MARCH, 1952.

Type of Project	Number of Dwellings			Expenditure on Dwellings Completed, Current Construction, Repairs and Other Services ⁽¹⁾ (\$000)
	Started	Completed	Under Construction (At End of Period)	
1. Small Holdings				
Sub-Division Projects:				
Sept. 1943 — Dec. 1950	2,673	2,673	—	23,042
1951				
1st Quarter	—	—	—	122
2nd — 4th Quarters	—	—	—	—
Total, 1951	—	—	—	—
1952				
1st Quarter	—	—	—	—
2. Small Holdings				
Individual Projects:				
Sept. 1943 — Dec. 1950	8,280	5,987	2,293	43,257
1951				
1st Quarter	102	483	1,912	2,559
2nd — 4th Quarters	1,391	1,320	1,983	6,694
Total, 1951	1,493	1,803	—	9,253
1952				
1st Quarter	64	480	1,567	1,751
3. Full-Time Farming Projects:				
Sept. 1943 — Dec. 1950	1,090	863	227	6,186
1951				
1st Quarter	21	57	191	342
2nd — 4th Quarters	182	124	249	711
Total, 1951	203	181	—	1,053
1952				
1st Quarter	9	45	213	122
4. Other Projects:				
Sept. 1943 — Dec. 1950	1,392	1,827	265	4,645
1951				
1st Quarter	29	46	248	132
2nd — 4th Quarters	120	135	233	298
Total, 1951	149	181	—	530
1952				
1st Quarter	17	27	223	83
5. All Projects:				
Sept. 1943 — Dec. 1950	13,445	10,650	2,785	77,130
1951				
1st Quarter	152	586	2,351	3,155
2nd — 4th Quarters	1,693	1,599	2,465	13,981
Total, 1951	1,845	2,165	—	17,136
1952				
1st Quarter	90	552	2,003	1,967

(1) see p. 121.

TABLE 36.— LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929 — MARCH, 1952.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans ⁽¹⁾	Amount of Loans (\$000)
May 1, 1929— Mar. 31, 1945	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948	62	85	145	66	1,813	4,663	1,828	4,814
1949	86	148	162	73	1,958	5,158	1,989	5,379
1950								
1st Quarter	9	12	16	2	253	678	255	692
2nd Quarter	15	34	25	13	297	716	303	763
3rd Quarter	30	57	63	26	725	1,785	735	1,868
4th Quarter	17	20	57	21	609	1,584	612	1,625
Total, 1950	71	123	161	62	1,884	4,763	1,905	4,948
1951								
January	5	7	13	4	154	406	156	418
February	2	7	2	1	48	135	48	142
March	1	2	1	0	16	40	16	42
1st Quarter	8	16	16	5	218	581	220	602
April	1	2	4	2	28	89	28	93
May	6	17	3	2	81	231	83	250
June	6	14	10	6	167	512	170	532
2nd Quarter	13	33	17	10	276	832	281	875
July	9	24	16	5	221	612	223	640
August	18	31	12	9	184	511	190	551
September	5	11	8	6	121	327	123	344
3rd Quarter	32	66	36	20	526	1,450	536	1,535
October	5	7	10	4	173	492	173	503
November	4	9	6	2	192	550	193	561
December	2	5	4	2	129	381	129	388
4th Quarter	11	21	20	8	494	1,423	495	1,452
Total, 1951	64	136	89	43	1,514	4,286	1,532	4,464
1952								
January	1	3	1	2	81	239	83	245
February	0	0	1	2	41	123	41	125
March	1	4	0	0	34	97	35	101
1st Quarter	2	7	2	4	156	459	159	471
Total, 1929 — March, 1952	—	—	—	—	—	—	37,585	83,454

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 37.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — MARCH, 1952.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1945 ⁽¹⁾	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,160
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949	434	637	904	791	43,447	44,459	44,785	45,887
1950								
1st Quarter	55	81	73	66	10,202	10,284	10,330	10,431
2nd Quarter	169	270	293	264	17,228	15,961	17,690	16,495
3rd Quarter ²	144	223	268	246	17,975	22,325	18,387	22,784
4th Quarter ²	143	224	333	274	12,090	13,199	12,566	13,707
Total, 1950 ⁽²⁾	511	798	967	850	57,495	61,769	58,973	63,417
1951								
January	32	52	28	35	811	904	871	991
February	17	39	28	26	2,831	3,386	2,876	3,451
March	54	85	103	93	5,003	5,143	5,160	5,321
1st Quarter	103	176	159	154	8,645	9,433	8,907	9,763
April ⁽²⁾	49	73	93	91	8,403	8,687	8,539	8,851
May ⁽²⁾	65	103	119	120	9,814	9,883	9,993	10,106
June ⁽²⁾	103	171	168	166	6,429	6,350	6,711	6,687
2nd Quarter	217	347	380	377	24,646	24,920	25,243	25,644
July	90	137	157	140	5,982	6,477	6,229	6,754
August	62	100	117	120	11,180	14,046	11,359	14,266
September	27	43	77	78	8,331	11,115	8,435	11,236
3rd Quarter	179	280	351	338	25,493	31,638	26,023	32,256
October	42	69	87	77	6,715	8,446	6,844	8,592
November	25	37	95	79	4,668	5,328	4,788	5,444
December	21	35	83	72	3,175	3,554	3,279	3,661
4th Quarter	88	141	265	228	14,558	17,328	14,911	17,697
Total, 1951	587	944	1,155	1,097	73,342	83,319	75,084	85,360
1952								
January	11	20	52	49	2,871	3,401	2,934	3,470
February	24	36	50	44	3,573	4,140	3,647	4,220
March	12	22	77	80	5,208	5,837	5,297	5,939
1st Quarter	47	78	179	173	11,652	13,378	11,878	13,629
Total, 1945 — March, 1952	2,901	4,060	4,774	4,060	252,863	260,927	260,538	269,046

(1) Covers period March 1 to December 31.

(2) Estimated.

TABLE 38. — OPERATIONS UNDER THE QUEBEC HOUSING ACT,⁽¹⁾ NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — MARCH, 1952.

Period	Loans Approved		Provincial Commitment		Number of Dwellings
	Number	Amount (\$000)	Total (\$000)	Average per Loan \$	
January, 1948—December, 1949	2,175	11,546	3,554	1,634	2,527
1950					
1st Quarter	933	5,329	1,748	1,874	1,040
2nd Quarter	861	4,869	1,450	1,684	1,003
3rd Quarter	841	5,077	1,512	1,798	1,017
4th Quarter	1,549	10,219	3,073	1,984	1,852
Total, 1950	4,184	25,494	7,783	1,860	4,912
1951					
January	283	1,753	512	1,809	329
February	281	2,046	622	2,213	446
March	1,168	8,308	2,610	2,235	1,335
1st Quarter	1,732	12,107	3,744	2,162	2,110
April	280	2,019	578	2,064	419
May	590	4,249	1,121	1,900	725
June	377	2,873	978	2,593	467
2nd Quarter	1,247	9,141	2,677	2,146	1,611
July	281	2,164	671	2,389	344
August	387	2,806	824	2,129	483
September	170	1,252	380	2,234	203
3rd Quarter	838	6,222	1,875	2,237	1,030
October	253	1,314	323	1,278	293
November	551	3,689	1,106	2,007	661
December	618	4,860	1,510	2,442	732
4th Quarter	1,422	9,863	2,939	2,067 ⁽²⁾	1,686
Total, 1951	5,239	37,333	11,235	2,144	6,437
1952					
January	397	2,905	837	2,108	461
February	625	4,351	1,402	2,243	723
March	1,365	9,399	2,882	2,111	1,522
1st Quarter	2,387	16,655	5,121	2,145	2,706
Total, January, 1948 — March, 1952	13,985	91,028	27,693	1,972	16,582

(1) An Act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec*, as amended.

(2) Revised.

REAL ESTATE LENDING

TABLE 39.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947 — MARCH, 1952.

Period	Non-Farm Residential Real Estate						Non-Farm Other Real Estate				Farms			Total	
	New Construction			Existing Property			New Construction		Existing Property		New Construction		Existing Property		
	Number of Loans	Number of Dwellings	Amount of Loans (\$'000)	Number of Loans	Number of Dwellings	Amount of Loans (\$'000)	Number of Loans	Amount of Loans (\$'000)	Number of Loans	Amount of Loans (\$'000)	Number of Loans	Amount of Loans (\$'000)	Number of Loans		Amount of Loans (\$'000)
1947	20,264	26,411 ⁽¹⁾	109,167	22,515	34,413	88,083	1,126	28,487	1,609	37,782	1,704	7,254	47,218	270,773	
1948	29,635	37,436	173,604	24,539	38,320	98,878	1,213	35,279	1,961	45,087	1,738	7,275	59,086	360,123	
1949	34,207	43,025	212,178	23,549	35,554	96,992	1,042	36,912	1,578	40,451	1,579	6,916	61,955	393,446	
1950	45,824	55,358	310,157	25,825	37,846	116,152	1,023	47,617	1,728	42,335	1,550	7,068	75,950	523,326	
1951															
January	3,194	3,969	22,864	1,835	2,960	9,292	111	3,708	130	4,235	131	667	5,401	40,766	
February	2,549	2,911	18,177	1,959	3,074	9,782	66	3,766	141	6,358	95	588	4,810	38,671	
March	3,397	4,533	28,080	2,402	3,501	11,455	103	5,666	141	3,121	142	778	6,185	49,100	
1st Quarter	9,140	11,413	69,121	6,196	9,535	30,529	280	13,140	412	13,714	368	2,033	16,396	128,537	
April	3,811	4,845	30,105	2,395	3,330	11,669	90	5,597	159	3,797	167	875	6,622	52,043	
May	3,646	4,379	28,087	2,460	3,632	12,872	88	2,858	145	3,163	149	779	6,488	47,759	
June	2,602	3,105	19,532	2,156	3,070	10,566	49	2,540	116	3,611	110	554	5,033	36,803	
2nd Quarter	10,059	12,329	77,724	7,011	10,032	35,107	227	10,995	420	10,571	426	2,208	18,143	136,605	
July	2,345	2,977	17,938	2,041	2,729	8,883	60	1,664	138	2,948	75	327	4,659	31,760	
August	2,304	2,929	16,959	1,947	2,610	8,224	37	2,037	125	2,325	84	357	4,497	29,902	
September	1,920	2,352	14,221	1,584	2,114	6,934	60	1,941	71	1,199	65	252	3,700	24,547	
3rd Quarter	6,569	8,258	49,118	5,572	7,453	24,041	157	5,642	334	6,472	224	936	12,856	86,209	
October	2,008	2,600	15,650	1,791	2,564	8,938	56	2,353	85	1,710	125	585	4,065	29,236	
November	1,618	2,162	13,869	1,515	2,315	7,780	39	1,277	99	2,297	102	633	3,373	25,856	
December	1,309	1,748	11,429	1,145	1,593	5,575	41	1,368	83	6,100	88	404	2,666	24,876	
4th Quarter	4,935	6,510	40,948	4,451	6,472	22,293	136	4,998	267	10,107	315	1,622	10,104	79,968	
Total, 1951	30,703	38,510	236,911	23,230	33,492	111,970	800	34,775	1,433	40,864	1,333	6,799	57,499	431,319	
1952															
January	1,750	2,344	13,629	1,317	1,765	6,516	33	1,224	111	2,724	79	307	3,290	24,400	
February	1,638	2,714	15,983	1,577	2,276	7,184	52	1,968	141	4,955	96	570	3,504	30,660	
March	2,571	3,499	23,221	1,713	2,616	8,883	44	2,118	119	2,875	125	838	4,572	37,935	
1st Quarter	5,959	8,557	52,833	4,607	6,657	22,583	129	5,310	371	10,554	300	1,715	11,366	92,995	

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 40 because in two instances some loans covered several single dwellings (see footnotes 1, page 70, and 3, page 71, of Table 40).

TABLE 40.—GROSS MORTGAGE LOANS: APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947 — MARCH, 1952.

Period	Life Insurance Companies						Trust Companies						Loan Companies					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	Number of Loans		Amount (\$'000)	Number of Loans		Amount (\$'000)	Number of Loans		Amount (\$'000)	Number of Loans		Amount (\$'000)	Number of Loans		Amount (\$'000)	Number of Loans		Amount (\$'000)
	Number of Loans	Amount (\$'000)		Number of Loans	Amount (\$'000)		Number of Loans	Amount (\$'000)		Number of Loans	Amount (\$'000)		Number of Loans	Amount (\$'000)		Number of Loans	Amount (\$'000)	
1947	14,365 ⁽¹⁾	67,724		1,301	6,055	20,463	893	3,093	860	129	412	860	2,973	11,657	340	1,214	3,300	
1948	20,912	108,562		2,103	8,149	32,355	1,643	7,802	922	112	409	922	3,762	15,322	450	1,432	3,484	
1949	24,311	136,737		1,959	8,865	36,435	1,836	8,982	755	81	258	755	4,504	19,235	515	1,583	3,577	
1950	35,516	223,003		2,538	10,311	46,165	1,347	6,892	1,362	179	491	1,362	4,870	22,819	643	1,895	5,534	
1951																		
January	2,568	15,993		218	919	4,525	101	582	146	20	46	146	238	1,294	17	55	147	
February	2,099	14,531		139	435	1,917	50	298	34	6	15	34	215	1,123	29	77	207	
March	2,708	18,672		206	1,215	6,474	106	695	94	11	41	94	313	1,668	38	123	361	
1st Quarter	7,375	49,196		563	2,569	12,916	257	1,575	274	37	102	274	766	4,085	84	255	714	
April	3,056	21,742		200	1,051	5,173	121	680	172	22	56	172	323	1,670	52	165	391	
May	2,859	20,536		226	816	4,068	172	1,304	87	13	40	87	308	1,528	25	65	172	
June	2,040	14,454		146	593	2,612	78	531	57	9	22	57	281	1,537	22	52	134	
2nd Quarter	7,955	56,732		572	2,460	11,853	371	2,515	316	44	118	316	912	4,735	99	282	697	
July	1,743	12,245		115	611	2,964	114	599	101	15	32	101	250	1,312	25	66	158	
August	1,704	11,761		155	562	2,458	76	501	139	20	44	139	234	1,164	43	191	366	
September	1,541	10,774		132	496	2,193	52	288	20	6	15	20	139	586	22	61	150	
3rd Quarter	4,988	34,780		402	1,669	7,615	242	1,388	260	41	91	260	623	3,062	90	318	674	
October	1,586	11,061		130	684	3,284	71	327	83	12	23	83	187	800	19	46	66	
November	1,230	9,508		111	579	2,811	80	396	47	7	12	47	131	635	20	54	105	
December	1,016	8,053		124	512	2,516	42	231	14	3	4	14	106	461	14	61	114	
4th Quarter	3,832	28,622		365	1,775	8,611	193	954	149	22	39	149	424	1,896	53	161	285	
Total, 1951	24,150	169,330		1,902	8,473	40,995	1,063	6,432	999	144	350	999	2,725	13,778	326	1,016	2,370	
1952																		
January	1,409	9,404		122	641	3,102	39	188	89	10	35	89	129	537	25	64	209	
February	1,213	9,660		106	1,051	4,505	46	244	42	6	17	42	210	1,069	40	144	275	
March	2,032	15,861		131	982	4,939	70	474	20	2	8	20	268	1,441	45	118	318	
1st Quarter	4,654	34,925		359	2,674	12,546	155	906	151	18	60	151	607	3,047	110	326	802	

(1) Includes one loan approved for 2 single units and one for 21 single units.

TABLE 40.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947 — MARCH, 1952 — *Concluded.*

Period	Fraternal Societies ⁽¹⁾						Fire Insurance Companies						All Lending Institutions ⁽²⁾					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	
1947	103	549	143	355	1,313	2	15	37	15	39	171	18,336 ⁽³⁾	1,928	83,060	1,928	8,075	26,107	
1948	380	2,134	256	684	2,757	4	13	26	13	61	240	26,701	2,943	133,846	2,943	10,735	39,758	
1949	658	3,768	284	881	2,255	38	21	183	21	91	250	31,347	2,860	168,905	2,860	11,678	43,273	
1950	545	3,065	161	348	1,156	18	7	101	7	17	60	42,296	3,528	255,880	3,528	13,062	54,277	
1951																		
January	27	145	5	15	33	—	—	—	—	—	—	2,934	260	18,013	260	1,035	4,851	
February	4	22	7	16	44	—	—	—	—	—	—	2,368	181	15,974	181	543	2,202	
March	3	37	12	24	78	—	—	—	—	—	—	3,130	267	21,073	267	1,403	7,007	
1st Quarter	34	204	24	55	155	—	—	—	—	—	—	8,432	708	55,060	708	2,981	14,060	
April	16	87	21	57	190	—	—	—	—	—	—	3,516	295	24,179	295	1,329	5,926	
May	7	31	36	112	361	—	—	—	—	—	—	3,346	300	23,399	300	1,033	4,688	
June	16	127	7	20	64	3	3	15	3	—	—	2,418	184	16,664	184	687	2,868	
2nd Quarter	39	245	64	189	615	3	—	15	—	—	—	9,280	779	64,242	779	3,049	13,482	
July	76	466	7	85	93	—	—	—	—	—	—	2,183	162	14,622	162	794	3,316	
August	41	270	30	76	291	1	—	8	—	—	—	2,056	248	13,704	248	873	3,255	
September	12	71	16	36	139	—	—	—	—	—	—	1,744	176	11,719	176	608	2,502	
3rd Quarter	129	807	53	197	523	1	—	8	—	—	—	5,983	586	40,045	586	2,275	9,073	
September	3	30	—	—	—	—	—	—	—	—	—	1,847	161	12,217	161	753	3,433	
November	14	77	25	62	292	—	—	—	—	—	—	1,455	163	10,615	163	707	3,255	
December	3	23	1	4	13	—	—	—	—	—	—	1,167	142	8,770	142	581	2,659	
4th Quarter	20	130	26	66	305	—	—	—	—	—	—	4,469	466	31,602	466	2,041	9,347	
Total, 1951	222	1,386	167	507	1,598	4	23	—	—	—	—	28,164	2,539	190,949	2,539	10,346	45,962	
1952																		
January	12	67	4	15	33	—	—	—	—	—	—	1,589	161	10,196	161	755	3,433	
February	9	55	8	24	133	—	—	—	—	—	—	1,478	160	11,028	160	1,236	4,955	
March	16	111	7	5	57	—	—	—	—	—	—	2,386	185	17,887	185	1,113	5,334	
1st Quarter	37	233	19	44	223	—	—	—	—	—	—	5,453	506	39,111	506	3,104	13,722	

(1) Including mutual benefit societies and pension fund associations.

(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in column 2 to 4 of Table 39.

(3) Includes one loan approved for 2 single units and one for 21 single units.

TABLE 41.— NUMBER OF MORTGAGES REGISTERED AND DISCHARGED,
GREATER TORONTO AREA AND PROVINCE OF ONTARIO,
1945 — MARCH, 1952.

Period	Mortgages Registered		Mortgages Discharged	
	Greater Toronto	Ontario	Greater Toronto	Ontario
1945	17,638	52,517	17,667	57,539
1946	22,289	69,048	21,770	66,341
1947	24,095	73,543	22,485	64,744
1948	29,527	86,754	23,301	66,067
1949	39,093	104,403	25,483	68,336
1950				
1st Quarter	8,148	21,492	5,956	16,021
2nd Quarter	10,977	28,954	7,167	19,277
3rd Quarter	11,370	29,991	6,763	18,191
4th Quarter	11,275	29,740	7,403	19,911
Total, 1950	41,770	110,177	27,289	73,400
1951				
1st Quarter	8,792	23,173	6,373	17,220
2nd Quarter	12,510	32,947	8,028	21,677
3rd Quarter	10,360	27,305	6,659	17,751
4th Quarter	9,983	26,312	6,871	18,562
Total, 1951	41,645	109,737	27,931	75,410
1952				
1st Quarter	8,278	— ⁽¹⁾	6,418	— ⁽¹⁾

(1) Not yet available.

SECTION 5
BUILDING MATERIALS

TABLE 42.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER,
OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC
DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING
LUMBER, CANADA, 1945 — MARCH, 1952.
(1939 = 100)

Period	Production			Domestic Disappearance
	Lumber	Other Construction Materials	Total	
1945.....	114.0	147.6	122.1	144.3
1946.....	128.4	174.4	139.6	170.7
1947.....	134.9	209.7	153.6	198.6
1948.....	134.2	236.3	158.2	227.4
1949.....	133.4	262.5	168.0	269.5
1950.....	152.3	272.8	182.0	295.0
1951 ⁽¹⁾				
January.....	132.2	286.3	170.4	288.3
February.....	146.6	268.3	176.7	272.9
March.....	153.9	293.1	188.3	316.6
April.....	122.9	300.3	166.9	324.5
May.....	182.3	322.1	216.8	349.9
June.....	248.3	304.9	261.9	326.3
July.....	228.1	285.3	241.9	299.2
August.....	210.7	305.1	233.8	325.5
September.....	167.7	286.5	197.0	300.0
October.....	145.0	259.1	173.2	259.3
November.....	102.9	217.6	131.0	228.9
December.....	96.1	157.2	111.2	141.6
Annual Average.....	161.4	273.8	189.1	286.1
1952 ⁽¹⁾				
January.....	126.7	172.7	137.9	175.7
February.....	147.9	185.4	157.0	188.1
March.....	163.8	188.1	169.5	197.8

(1) Preliminary.

TABLE 43. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1952.
(In Units Specified)

Period	Lumber and Lumber Products			Gypsum Products		
	Sawn Lumber ⁽¹⁾	Hardwood Flooring ⁽²⁾	Wood Fibre Building Board	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster ⁽¹⁾
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
1945	4,514.2	—	164.7	134.0	59.9	67.1
1946	5,083.3	41,318	161.8	203.4	75.0	97.3
1947	5,877.9	52,250	203.1	213.7	111.1	119.7
1948	5,908.8	66,007	220.7	237.7	153.0	137.1
1949	5,915.4	79,500	227.7	230.6	174.0	160.8
1950						
1st Quarter	1,204.5	19,400	45.7	60.9	48.7	35.9
2nd Quarter	1,681.4	19,200	52.6	55.3	55.8	41.3
3rd Quarter	2,205.5	20,400	58.9	49.3	55.7	46.2
4th Quarter	1,403.6	28,800	70.1	61.9	58.7	45.1
Total, 1950	6,495.0	87,800	227.3	227.4	218.9	168.5
1951						
January	461.3	6,450	23.8	20.1	20.8	14.7
February	509.8	7,144	22.6	18.8	21.6	12.8
March	538.9	8,056	26.0	20.6	20.4	15.4
1st Quarter	1,510.0	21,650	72.4	59.5	62.8	42.9
April	419.8	6,861	24.5	20.1	21.6	15.5
May	636.9	6,570	26.0	19.0	20.1	15.7
June	813.3	6,437	22.9	19.2	22.3	16.0
2nd Quarter	1,870.0	19,868	73.4	58.3	64.0	47.2
July	747.3	7,364	24.5	12.5	15.8	12.4
August	696.3	7,479	27.0	23.7	19.4	16.2
September	554.3	8,629	24.4	21.0	16.1	14.2
3rd Quarter	1,997.9	23,472	75.9	57.2	51.3	42.8
October	479.3	8,206	27.4	18.9	17.7	16.0
November	360.4	6,107	24.7	20.0	15.1	13.7
December	317.7	5,197	18.6	16.3	12.3	7.6
4th Quarter	1,157.4	19,510	70.7	55.2	45.1	37.3
Total, 1951	6,535.3	84,500	292.4	230.2	223.2	170.2
1952						
January	418.8	5,480	21.3	17.2	17.2	14.1
February	488.9	5,800	21.1	16.0	15.5	16.1
March	541.5	5,720	23.3	21.0	14.2	18.5
1st Quarter	1,449.2	17,000	65.7	54.2	46.9	48.7

(1) Data for 1950 and 1951 are estimated (see p. 122).

(2) Data for 1945 are not available (see p. 122).

TABLE 43. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1952 — *Continued.*
(In Units Specified)

Period	Plumbing and Heating Equipment					Builders' ⁽¹⁾ Hardware
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	\$000
1945	35.2	13.6	7,179.1	128.8	57.2	4,328.5
1946	46.6	14.3	8,006.9	138.4	76.6	5,596.8
1947	54.3	18.1	8,726.7	157.7	121.0	5,903.9
1948	64.3	18.2	8,585.7	190.0	146.7	9,766.8
1949	80.7	15.5	7,200.0	192.2	185.2	10,090.4
1950						
1st Quarter	15.1	4.8	1,842.6	50.0	53.5	2,437.3
2nd Quarter	15.3	4.5	1,474.3	38.6	59.4	2,166.9
3rd Quarter	26.1	4.5	1,531.9	43.6	54.5	2,307.6
4th Quarter	30.7	6.1	1,839.9	49.4	55.6	2,719.2
Total, 1950	87.3	19.9	6,688.7	181.6	223.0	9,631.0
1951						
January	7.2	2.2	770.3	13.2	20.3	1,001.7
February	8.1	2.1	594.9	9.0	28.7	1,000.1
March	8.1	2.3	472.7	14.2	25.3	1,068.0
1st Quarter	23.4	6.6	1,837.9	36.4	74.3	3,069.8
April	7.6	2.2	735.2	13.3	26.7	1,065.0
May	7.6	2.4	813.4	17.3	24.7	1,084.7
June	5.4	1.7	807.3	11.8	31.7	1,032.3
2nd Quarter	20.6	6.3	2,355.9	42.4	83.1	3,182.0
July	4.8	1.0	383.3	5.8	25.6	856.9
August	7.2	1.1	537.0	16.2	19.8	773.8
September	7.5	1.2	475.3	15.8	20.2	834.8
3rd Quarter	19.5	3.3	1,395.6	37.8	65.6	2,465.5
October	9.5	1.3	655.5	13.5	27.8	847.7
November	4.2	.8	607.2	13.0	22.3	950.9
December	3.1	.5	293.8	13.1	15.2	754.3
4th Quarter	16.8	2.6	1,556.5	39.6	65.3	2,552.9
Total, 1951	80.3	18.8	7,145.9	156.2	288.3	11,270.2
1952						
January	3.2	.8	463.2	22.4	15.3	850.4
February	5.0	.6	362.4	21.8	12.0	914.7
March	3.7	.6	500.6	18.7	15.0	901.7
1st Quarter	11.9	2.0	1,326.2	62.9	42.3	2,666.8

(1) Data for 1950 and 1951 are estimated (see p. 123).

TABLE 43. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1952 — *Continued.*
(In Units Specified)

Period	Electrical Wire and Wiring Devices ⁽¹⁾				Mineral Wool ⁽²⁾	
	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable	Batts	Granulated and Loose
	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet	Millions of Sq. Ft.	Millions of Cu. Ft.
1945	—	—	—	—	34.4	5.4
1946	1,808.7	1,392.8	1,272.3	45.4	54.8	10.1
1947	2,344.6	2,121.2	5,794.5	67.0	82.3	9.8
1948	2,627.5	2,202.4	9,190.4	81.1	93.4	10.1
1949	2,058.4	1,995.0	6,798.8	87.2	137.8	14.8
1950						
1st Quarter	513.7	383.9	1,038.3	24.8	27.6	3.2
2nd Quarter	495.6	410.9	627.0	21.1	33.9	2.8
3rd Quarter	537.2	489.1	1,138.6	29.4	46.6	3.8
4th Quarter	641.0	555.8	1,233.7	32.5	42.7	4.3
Total, 1950	2,187.5	1,839.7	4,037.6	107.8	150.8	14.1
1951						
January	213.7	205.1	317.5	11.3	14.4	1.0
February	182.2	182.4	290.0	11.4	10.8	.9
March	182.7	159.1	382.4	11.1	11.7	.6
1st Quarter	578.6	546.6	989.9	33.8	36.9	2.5
April	206.5	161.9	324.3	10.6	11.8	.7
May	220.7	241.2	375.2	8.4	11.9	.8
June	163.3	229.1	248.7	8.7	12.4	.9
2nd Quarter	590.5	632.2	948.2	27.7	36.1	2.5
July	186.5	150.9	194.9	5.4	13.2	.9
August	141.6	145.1	416.7	5.7	14.9	1.0
September	144.3	109.4	424.1	3.5	13.5	1.2
3rd Quarter	472.4	405.4	1,035.7	14.6	41.6	3.1
October	169.9	140.5	492.0	4.3	15.9	1.4
November	150.0	130.8	418.8	5.4	12.5	1.3
December	118.2	87.3	281.4	5.6	6.7	.8
4th Quarter	438.1	368.6	1,192.2	15.3	35.1	3.5
Total, 1951	2,079.6	1,952.8	4,166.0	91.4	149.7	11.6
1952						
January	149.7	132.0	266.0	5.9	9.6	1.0
February	164.3	81.3	216.8	8.1	7.9	.7
March	135.2	169.3	196.1	7.3	8.1	.5
1st Quarter	449.2	382.6	678.9	21.3	25.6	2.2

(1) Data for 1945 are not available.

(2) Data for 1945 are factory sales.

TABLE 43. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1952 — *Continued.*
(In Units Specified)

Period	Cement and Cement Products			Sanitary Ware		
	Cement	Concrete Blocks ⁽¹⁾	Cement Pipe and Tile ⁽¹⁾	Bath Tubs	Sinks ⁽¹⁾	Wash Basins ⁽¹⁾
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units
1945	7.8	—	—	56.3	—	—
1946	10.7	31.7	94.8	57.9	103.7	78.6
1947	12.2	39.8	134.7	81.1	120.7	91.7
1948	14.0	50.2	159.3	102.1	139.6	109.7
1949	16.1	48.2	117.1	132.5	192.0	140.8
1950						
1st Quarter	3.6	10.4	25.1	41.7	40.7	49.9
2nd Quarter	4.1	21.0	39.4	32.9	44.8	55.5
3rd Quarter	4.5	24.3	34.3	29.4	42.3	43.3
4th Quarter	4.5	19.6	32.8	35.1	38.9	52.4
Total, 1950	16.7	75.3	131.6	139.1	166.7	201.1
1951						
January	1.3	5.8	10.9	14.0	15.6	16.7
February	1.3	5.0	9.4	11.2	9.0	17.7
March	1.4	6.2	16.5	12.1	11.3	20.0
1st Quarter	4.0	17.0	36.8	37.3	35.9	54.4
April	1.5	6.8	20.6	11.7	14.2	18.9
May	1.5	8.0	23.4	13.2	11.8	20.6
June	1.4	9.4	25.3	13.1	11.9	19.7
2nd Quarter	4.4	24.2	69.3	38.0	37.9	59.2
July	1.5	7.8	20.8	8.8	7.0	15.3
August	1.5	7.8	27.4	10.5	9.7	17.1
September	1.5	6.5	22.9	8.5	7.9	15.4
3rd Quarter	4.5	22.1	71.1	27.8	24.6	47.8
October	1.5	6.8	25.0	13.4	7.4	14.3
November	1.5	5.7	19.1	7.4	7.6	12.5
December	1.2	3.7	13.3	3.6	3.3	7.6
4th Quarter	4.2	16.2	57.4	24.4	18.3	34.4
Total, 1951	17.1	79.5	234.6	127.5	116.7	195.8
1952						
January	1.3	2.7	14.4	5.4	11.0	7.7
February	1.4	3.3	16.2	6.6	3.0	8.3
March	1.5	4.3	18.8	6.7	7.6	9.1
1st Quarter	4.2	10.3	49.4	18.7	21.6	25.1

(1) Data for 1945 are not available. Cement pipe and tile includes drainpipe, sewer pipe, water pipe and culvert tile.

TABLE 43.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1952 — *Concluded*.
(In Units Specified)

Period	Clay Products				Asphalt Products	
	Building Brick ⁽¹⁾	Flue Linings ⁽²⁾	Vitrified Sewer Pipe ⁽²⁾	Structural Tile	Asphalt Shingles ⁽³⁾	Tar and Asphalt Felts
	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons	Thousands of Squares	Thousands of Tons
1945	190.9	—	—	90.2	1,432.2	29.5
1946	274.1	940.1	3,055.9	134.4	1,982.6	38.1
1947	295.4	1,025.0	3,959.1	150.2	2,085.6	46.7
1948	316.7	1,197.6	5,066.7	157.3	2,040.3	45.3
1949	338.0	1,213.0	4,363.0	172.5	2,531.0	39.9
1950						
1st Quarter	68.1	353.7	1,022.8	40.2	409.5	9.0
2nd Quarter	91.5	246.7	1,164.5	47.0	786.9	11.5
3rd Quarter	106.6	361.6	1,313.2	52.7	1,017.1	13.2
4th Quarter	99.5	347.8	1,400.4	44.1	589.5	14.8
Total, 1950	365.7	1,309.8	4,900.9	184.0	2,803.0	48.5
1951						
January	29.8	122.7	315.8	13.8	150.2	3.9
February	24.2	117.9	434.2	12.2	191.6	3.8
March	28.4	152.5	340.3	14.4	204.9	5.2
1st Quarter	82.4	393.1	1,090.3	40.4	546.7	12.9
April	30.3	97.5	299.3	12.5	221.3	5.3
May	37.1	95.9	304.1	17.1	284.9	5.0
June	36.7	111.2	325.3	18.6	264.7	4.2
2nd Quarter	104.1	304.6	928.7	48.2	770.9	14.5
July	37.9	128.9	366.2	19.1	256.6	3.4
August	36.8	104.6	323.4	18.8	282.6	4.3
September	33.5	144.5	315.8	16.8	230.5	3.6
3rd Quarter	108.0	378.0	1,005.4	54.7	769.7	11.3
October	35.5	149.1	323.9	18.5	229.5	3.7
November	31.8	129.0	301.6	15.4	125.4	3.8
December	24.3	112.0	293.8	14.6	63.8	2.6
4th Quarter	91.6	390.1	919.3	48.5	418.7	10.1
Total, 1951	386.1	1,465.8	3,943.7	191.8	2,506.0	48.8
1952						
January	22.9	71.0	288.6	13.3	116.6	2.2
February	19.3	72.8	376.0	16.1	132.8	3.0
March	20.5	48.4	391.8	17.5	115.4	3.4
1st Quarter	62.7	192.2	1,056.4	46.9	364.8	8.6

(1) Data on production of Building Brick for the period 1949-1951 are estimated (see p. 122).

(2) Data for 1945 are not available.

(3) Includes Siding.

TABLE 44. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — MARCH, 1952.
(In Units Specified)

Period	Plumbing and Heating Equipment						Sanitary Ware			
	Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters		Bath Tubs		Sinks	
	Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	14.7	.7	196.1	1.2	160.3	18.1	129.5	1.2	186.6	12.1
1950	18.8	—	180.1	—	199.3	—	138.3	—	168.5	—
1951										
January	1.9	1.2	14.8	1.1	18.4	16.7	14.0	1.2	14.7	10.8
February	1.8	1.5	8.8	1.5	24.7	17.4	11.6	.9	12.6	8.2
March	2.0	1.6	14.2	1.5	22.1	18.8	11.3	1.5	11.3	9.0
1st Quarter	5.7	—	37.8	—	65.2	—	36.9	—	38.6	—
April	1.6	2.4	13.2	1.5	21.6	22.4	11.4	1.8	14.3	8.0
May	1.2	3.5	18.1	.7	19.3	23.5	12.3	2.6	10.2	9.1
June	1.3	4.0	12.0	.5	24.5	25.6	10.7	4.9	8.3	12.2
2nd Quarter	4.1	—	43.3	—	65.4	—	34.4	—	32.8	—
July	1.4	4.1	5.8	.5	16.0	33.8	6.9	6.8	4.7	16.1
August	1.3	3.9	15.8	1.0	14.5	36.1	8.6	8.4	7.8	17.9
September	1.4	3.6	15.3	1.5	16.0	38.7	6.6	10.2	5.5	20.3
3rd Quarter	4.1	—	36.9	—	46.5	—	22.1	—	18.0	—
October	1.7	3.6	14.1	.8	16.9	45.6	6.3	11.3	6.4	21.2
November	1.3	3.2	12.2	1.7	14.6	50.7	4.6	14.0	4.6	24.3
December	.6	3.2	12.6	2.2	9.6	54.1	3.9	13.2	3.3	24.4
4th Quarter	3.6	—	38.9	—	41.1	—	14.8	—	14.3	—
Total, 1951	17.5	—	156.9	—	218.2	—	108.2	—	103.7	—
1952										
January	.7	3.2	23.6	1.8	15.1	51.8	5.4	14.5	6.2	23.1
February	.7	3.2	21.3	2.3	11.3	51.0	5.9	15.1	5.2	21.0
March	.7	3.0	17.3	2.4	13.7	50.0	5.6	16.9	9.5	30.9
1st Quarter	2.1	—	62.2	—	40.1	—	16.9	—	20.9	—

TABLE 44. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — MARCH, 1952 — *Continued.*
(In Units Specified)

Period	Gypsum Products						Clay Products			
	Gypsum Wallboard			Gypsum Lath			Gypsum Plaster		Building Brick	
	Millions of Sq. Ft.	Stocks at End of Period	Sales	Millions of Sq. Ft.	Stocks at End of Period	Sales	Thousands of Tons	Stocks at End of Period	Millions of Bricks	Flue Linings Thousands of Feet
1949	228.4	1.2	176.4	.7	.7	190.3	.9	30.1	315.2	1,190.5
1950	226.0	—	217.6	—	—	195.3	—	—	361.6	1,295.5
1951	20.0	2.7	20.5	2.3	2.3	16.8	1.1	23.7	28.3	106.1
January	18.3	3.2	20.9	2.9	2.9	15.0	1.0	23.6	23.5	102.8
February	21.8	2.0	21.0	2.3	—	17.8	1.1	23.2	27.9	166.2
March	60.1	—	62.4	—	—	49.6	—	—	79.7	375.1
1st Quarter	19.5	2.6	21.5	2.4	2.4	17.9	1.2	25.4	27.2	95.9
April	19.1	2.5	20.8	1.7	1.7	18.2	1.2	25.1	35.7	92.4
May	19.2	2.4	22.2	1.7	—	18.7	1.1	25.4	35.2	106.1
June	57.8	—	64.5	—	—	54.8	—	—	98.1	294.4
2nd Quarter	13.2	1.7	15.0	2.5	2.5	15.0	.5	27.2	34.9	131.2
July	23.3	2.1	23.3	2.4	2.4	18.9	.8	28.3	34.5	104.7
August	20.3	2.8	16.4	2.0	2.0	16.3	.9	28.5	30.2	119.8
September	56.8	—	50.9	—	—	50.2	—	—	99.6	355.7
3rd Quarter	19.2	2.5	17.7	2.0	2.0	18.5	1.0	29.4	34.8	128.3
October	19.8	2.8	15.4	1.7	1.7	16.0	1.0	33.2	26.9	95.6
November	16.5	2.6	11.4	2.5	2.5	8.8	1.0	38.1	16.4	76.8
December	55.5	—	44.5	—	—	43.3	—	—	78.1	300.7
4th Quarter	230.2	—	222.3	—	—	197.9	—	—	355.5	1,325.9
Total, 1951										
1952	17.0	2.9	14.1	2.9	2.9	13.8	.9	42.9	20.2	75.3
January	16.3	2.6	15.3	3.2	3.2	13.8	.9	42.1	20.6	69.3
February	20.1	3.5	14.1	3.3	—	15.6	1.3	38.7	22.9	97.7
March	53.4	—	43.5	—	—	43.2	—	—	63.7	242.3
1st Quarter										

TABLE 44. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — MARCH, 1952 — *Concluded.*
(In Units Specified)

Period	Electrical Wire and Wiring Devices						Cement		Mineral Wool Batts	
	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Millions of Barrels of 350 lbs.		Millions of Sq. Ft.	
	Thousands of Units		Thousands of Units		Millions of Feet					
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	2,151.3	60.0	6,582.0	152.7	85.2	1.4	15.9	.8	130.6	2.0
1950	2,268.9	—	4,001.9	—	106.8	—	16.6	—	148.3	—
1951										
January	226.5	57.6	260.0	36.4	11.3	1.7	.9	1.1	13.3	2.7
February	202.0	37.8	281.7	45.7	9.9	2.2	.9	1.4	10.5	3.0
March	193.6	27.0	392.2	35.9	10.9	2.5	1.4	1.5	11.3	3.4
1st Quarter	622.1	—	933.9	—	32.1	—	3.2	—	35.1	—
April	179.9	46.6	330.0	30.2	9.4	3.6	1.5	1.4	12.2	3.0
May	213.4	60.9	366.8	38.7	6.7	5.3	1.9	1.0	11.4	3.5
June	150.6	68.2	252.7	34.7	7.6	6.3	1.7	.7	12.4	3.5
2nd Quarter	543.9	—	949.5	—	23.7	—	5.1	—	36.0	—
July	160.0	94.5	179.1	50.5	4.9	6.8	1.6	.7	12.6	4.2
August	109.4	127.6	351.8	115.3	5.2	7.4	1.8	.4	15.0	4.0
September	153.1	118.8	426.1	113.2	5.0	5.9	1.5	.4	14.5	3.0
3rd Quarter	422.5	—	957.0	—	15.1	—	4.9	—	42.1	—
October	125.2	162.0	432.1	141.8	5.8	4.4	1.6	.2	14.9	4.0
November	99.5	214.9	492.0	217.0	6.2	3.6	1.3	.4	12.7	3.8
December	78.4	255.6	249.2	252.3	4.3	4.8	.8	.9	7.2	3.2
4th Quarter	303.1	—	1,173.3	—	16.3	—	3.7	—	34.8	—
Total, 1951	1,991.6	—	4,013.7	—	87.2	—	16.9	—	148.0	—
1952										
January	103.0	296.7	61.9	480.9	6.1	4.8	.9	1.4	9.2	3.6
February	111.8	357.9	90.4	434.2	7.8	5.0	1.2	1.6	8.7	3.8
March	98.2	404.1	84.0	618.4	4.8	7.5	1.5	1.5	8.1	3.7
1st Quarter	313.0	—	236.3	—	18.7	—	3.6	—	26.0	—

TABLE 45. — IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1952.
(In Units Specified)

Period	Lumber and Lumber Products		Sanitary Ware		Cement
	Hardwood Flooring	Wallboard Building Board	Bath Tubs	Closets, Sinks and Basins	
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ "B	(\$000)	(\$000)	Thousands of Barrels of 350 lbs.
1945	702	12.1	7	254	32.7
1946	404	18.7	206	535	350.1
1947	1,157	39.9	1,044	205	1,248.6
1948	8	18.3	231	83	1,120.7
1949	8,258	95.5	493	374	2,284.0
1950					
1st Quarter	1,813	8.3	80	97	24.6
2nd Quarter	1,431	4.8	162	134	188.3
3rd Quarter	2,173	8.7	153	118	636.2
4th Quarter	1,584	12.0	165	202	537.1
Total, 1950	7,001	33.8	560	551	1,386.2
1951					
January	771	1.6	98	60	48.4
February	328	1.0	33	72	35.9
March	883	2.0	108	109	101.0
1st Quarter	1,982	4.6	239	241	185.3
April	1,032	2.2	81	134	202.0
May	1,000	2.7	111	163	284.0
June	820	1.7	91	76	217.9
2nd Quarter	2,852	6.6	283	373	703.9
July	972	1.4	86	58	388.5
August	1,048	2.6	46	73	403.2
September	920	1.7	34	35	309.7
3rd Quarter	2,940	5.7	166	166	1,101.4
October	813	1.9	66	73	169.6
November	683	2.2	63	56	131.1
December	430	2.1	24	35	36.1
4th Quarter	1,926	6.2	153	164	336.8
Total, 1951	9,700	23.1	841	944	2,327.4
1952					
January	558	2.4	9	27	15.3
February	958	1.9	46	45	12.9
March	621	1.7	20	38	34.4
1st Quarter	2,137	6.0	75	110	62.6

TABLE 45. — IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1952 — *Continued.*
(In Units Specified)

Period	Building Brick	Mineral Wool	Gypsum Plaster	Builders' Hardware	Paints, Pigments and Varnishes
	Millions of Bricks	Thousands of Sq. Ft.	Thousands of Tons	(\$000)	(\$000)
1945	1.4	5,993	2.9	490	8,660
1946	1.1	7,822	7.6	653	9,436
1947	8.9	5,775	10.1	969	13,441
1948	8.3	74	10.0	1,076	14,276
1949	21.9	112	8.7	1,218	13,867
1950					
1st Quarter	1.9	6	1.0	317	3,840
2nd Quarter	5.2	10	2.5	355	4,386
3rd Quarter	5.5	75	9.0	292	4,743
4th Quarter	4.1	48	9.9	519	5,194
Total, 1950	16.7	139	22.4	1,483	18,213
1951					
January	1.5	22	.9	201	1,979
February	1.5	39	.9	156	1,555
March	1.5	12	1.6	204	2,110
1st Quarter	4.5	73	3.4	561	5,644
April	2.0	26	1.9	177	2,120
May	1.8	27	1.8	208	1,881
June	1.8	20	1.3	158	1,808
2nd Quarter	5.6	73	5.0	543	5,809
July	1.9	3	1.1	140	1,683
August	1.9	12	1.0	125	1,563
September	1.4	92	1.8	127	1,450
3rd Quarter	5.2	107	3.9	392	4,696
October	1.6	28	2.4	165	1,700
November	1.1	36	.6	121	1,717
December	1.1	35	.4	113	1,259
4th Quarter	3.8	99	3.4	399	4,676
Total, 1951	19.1	352	15.7	1,895	20,825
1952					
January	.9	37	.4	112	1,588
February	.5	50	.5	106	1,130
March	.7	39	.5	145	1,276
1st Quarter	2.1	126	1.4	363	3,994

TABLE 45. — IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1952 — *Concluded*.
(In Units Specified)

Period	Plumbing and Heating Equipment				Common Colourless Window Glass
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters ⁽¹⁾	
	Units	(\$000)	Sq. Ft.	Units	Millions of Sq. Ft.
1945	334	35	280	—	39.8
1946	1,542	133	7,595	—	43.7
1947	2,506	319	43,824	—	70.2
1948	7	16	0	3,214	96.3
1949	522	33	3,339	1,285	64.6
1950					
1st Quarter	52	2	1,545	556	11.0
2nd Quarter	83	7	340	701	18.0
3rd Quarter	200	10	4,259	800	18.1
4th Quarter	700	35	13,610	630	21.4
Total, 1950	1,035	54	19,754	2,687	68.5
1951					
January	380	6	3,843	164	3.5
February	73	11	7,436	288	3.8
March	149	12	1,741	227	3.9
1st Quarter	602	29	13,020	679	11.2
April	67	31	5,125	646	7.9
May	246	18	2,292	1,053	6.4
June	272	5	1,348	1,499	6.8
2nd Quarter	585	54	8,765	3,198	21.1
July	204	6	1,479	600	7.5
August	84	17	3,290	697	7.5
September	212	13	1,482	646	6.8
3rd Quarter	500	36	6,251	1,943	21.8
October	344	6	0	863	5.8
November	223	7	72	566	5.9
December	41	8	700	765	3.7
4th Quarter	608	21	772	2,194	15.4
Total, 1951	2,295	140	28,808	8,014	69.5
1952					
January	35	6	76	372	3.6
February	35	9	0	225	3.1
March	108	11	11,607	487	1.7
1st Quarter	178	26	11,683	1,084	8.4

(1) Data for the period 1945-1947 are not available.

TABLE 46. — EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1952.
(In Units Specified)

Period	Lumber and Lumber Products				
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B	Thousands of Squares	Thousands of Laths
1945	2,000.5	544	45.3	1,651	25,981
1946	2,083.3	106	36.1	1,775	26,193
1947	2,735.0	50	51.1	2,051	41,700
1948	2,467.7	25	40.2	2,353	55,513
1949	2,188.7	611	30.4	2,121	77,157
1950					
1st Quarter	604.4	1,118	3.1	548	13,195
2nd Quarter	860.7	3,212	3.9	786	20,664
3rd Quarter	1,151.2	6,398	4.7	841	35,228
4th Quarter	946.2	5,406	5.9	748	27,070
Total, 1950	3,562.5	16,135	17.6	2,924	96,157
1951					
January	263.1	1,166	1.2	221	3,889
February	240.4	783	1.7	232	4,600
March	296.2	839	2.2	282	4,553
1st Quarter	799.7	2,788	5.1	735	13,042
April	303.2	681	2.2	290	4,926
May	285.7	519	7.0	222	4,530
June	265.4	430	3.2	155	7,563
2nd Quarter	854.3	1,630	12.4	667	17,019
July	318.4	435	6.8	182	9,413
August	315.4	349	8.6	204	8,428
September	282.0	215	6.0	228	7,270
3rd Quarter	915.8	999	21.4	614	25,111
October	318.1	278	6.0	251	7,648
November	285.9	201	4.8	190	7,548
December	259.3	244	5.4	132	3,573
4th Quarter	863.3	723	16.2	573	18,769
Total, 1951	3,433.1	6,140	55.1	2,589	73,941
1952					
January	224.6	258	3.0	145	2,661
February	250.6	280	3.3	177	2,950
March	281.1	252	5.1	201	2,852
1st Quarter	756.3	790	11.4	523	8,463

TABLE 46.—EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1952 — *Concluded*.
(In Units Specified).

Period	Cement	Building Brick	Common Colourless Window Glass	Gypsum Plaster	Paints, Pigments and Varnishes
	Thousands of Barrels of 350 lbs.	Millions of Bricks	Sq. Ft.	Tons	\$000
1945	281.9	3.7	15,251	447	3,973
1946	114.4	6.1	4,301	969	4,407
1947	88.0	4.2	93,149	1,423	7,346
1948	73.0	4.9	57,959	744	6,235
1949	19.2	4.3	931	163	3,604
1950					
1st Quarter	0	.1	200	37	1,229
2nd Quarter	9	.6	400	56	630
3rd Quarter	20.4	1.2	92	9	928
4th Quarter	2.6	.9	225,700	0	1,238
Total, 1950	23.9	2.8	226,392	102	4,025
1951					
January	0	.1	289,856	0	310
February	0	.1	40,400	0	339
March	.1	.2	34,260	26	514
1st Quarter	.1	.4	364,516	26	1,163
April	0	.2	55,880	25	631
May	.3	.3	53,496	0	669
June	.4	.4	0	52	695
2nd Quarter	.7	.9	109,376	77	1,995
July	.2	.4	61,900	1	848
August	.1	.5	0	3	841
September	.2	.6	0	9	850
3rd Quarter	.5	1.5	61,900	13	2,539
October	.3	.3	13,330	25	810
November	.9	.2	15,900	3	829
December	.1	.5	3,000	26	662
4th Quarter	1.3	1.0	32,230	54	2,301
Total, 1951	2.6	3.8	568,022	170	7,998
1952					
January	.1	.4	0	1	448
February	.3	0	5,000	6	310
March	.4	.1	0	1	379
1st Quarter	.8	.5	5,000	8	1,137

TABLE 47.— PRODUCTION OF PIG IRON AND STEEL INGOT AND ESTIMATED
DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS,
CANADA, 1945 — MARCH, 1952.
(Thousands of Net Tons)

Period	Pig Iron	Steel Ingot ⁽¹⁾	Rolling Mill Products ⁽¹⁾			
			Production from		Exports	Domestic Disappearance
			Canadian Ingot ⁽²⁾	Imports		
1945	1,786	2,761	1,985	789	40	2,734
1946	1,404	2,253	1,606	721	36	2,291
1947	1,973	2,855	2,052	906	51	2,907
1948	2,130	3,087	2,212	939	239	2,912
1949	2,163	3,090	2,195	1,157	161	3,191
1950						
1st Quarter	527	821	580	188	25	743
2nd Quarter	582	827	576	279	13	842
3rd Quarter	595	801	547	284	11	820
4th Quarter	612	847	565	326	20	872
Total, 1950	2,316	3,296	2,268	1,077	68	3,277
1951						
1st Quarter	615	875	627	299	13	913
2nd Quarter	643	888	644	432	17	1,059
3rd Quarter	626	802	592	434	11	1,015
4th Quarter	669	880	627	458 ⁽³⁾	12	1,073 ⁽³⁾
Total, 1951	2,553	3,445	2,490	1,623 ⁽³⁾	53	4,060 ⁽³⁾
1952						
1st Quarter	649	928	664	473	16	1,121

(1) Excludes castings and forgings (see p. 125).

(2) This production is calculated as 72.5 per cent of Canadian ingot production on the basis of an average overall loss of 27.5 per cent in conversion from ingot to finished product (see p. 125).

(3) Revised.

TABLE 48. — SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES,
CANADA, 1946 — MARCH, 1952.
(In Thousands of Tons)

Period	Building Construc- tion	Railway and Railway Car Shops	Con- tainers	Merchant Trade ⁽¹⁾ Products	Wholesalers and Warehouses	Automotive Industries	Miscella- neous ⁽¹⁾	Net Total Domestic Shipments	Producers Interchange ⁽¹⁾	Export Shipments	Total
1946	189.6	411.6	164.4	226.8	261.6	84.0	434.4	1,772.4	453.6	145.2	2,371.2
1947	273.6	463.2	171.6	250.8	331.2	138.0	556.8	2,187.6	806.4	168.0	3,162.0
1948	295.2	556.8	196.8	313.2	321.6	139.2	556.8	2,379.6	926.4	243.6	3,549.6
1949	362.7	534.6	205.6	351.3	354.9	150.2	529.6	2,488.7	953.8	219.5	3,662.0
1950	357.6	500.8	262.0	358.0	314.3	200.1	621.5	2,614.3	1,400.3	218.8	4,233.4
1951											
January	35.8	55.5	26.6	38.5	29.3	18.5	56.3	260.5	143.5	6.6	410.6
February	30.1	53.5	24.1	28.1	28.4	21.0	55.1	240.3	122.1	4.2	366.6
March	34.8	55.8	23.6	35.7	30.1	21.6	63.4	265.0	150.1	2.0	417.1
1st Quarter	100.7	164.8	74.3	102.3	87.8	61.1	174.8	765.8	415.7	12.8	1,194.3
April	28.5	57.2	24.8	35.1	30.1	24.9	62.7	263.3	145.5	2.1	410.9
May	36.4	55.6	28.3	35.2	30.6	29.2	65.5	280.8	161.6	3.1	445.5
June	34.3	49.8	26.1	34.4	28.3	21.4	71.4	265.7	135.5	3.4	404.6
2nd Quarter	99.2	162.6	79.2	104.7	89.0	75.5	199.6	809.8	442.6	8.6	1,261.0
July	31.9	44.6	25.2	30.5	21.6	23.5	62.1	239.4	131.6	2.8	373.8
August	27.1	41.8	26.7	34.8	24.5	16.1	63.7	234.7	146.2	10.4	391.3
September	27.8	41.7	24.1	33.0	21.4	17.5 ⁽²⁾	58.8	224.3 ⁽²⁾	138.2	10.4	372.9 ⁽²⁾
3rd Quarter	86.8	128.1	76.0	98.3	67.5	57.1 ⁽²⁾	184.6	698.4 ⁽²⁾	416.0	23.6	1,138.0 ⁽²⁾
October	36.6	29.3	24.3	38.1	26.8	20.4	85.1	260.6	136.2	9.0	405.8
November	31.6	36.1	21.7	34.9	32.2	15.7	96.3	272.9	132.6	10.2	415.7
December	28.7	34.9	25.9	34.2	22.8	20.1	79.2	241.4	137.7	6.1	385.2
4th Quarter	96.9	100.3	71.9	107.2	81.8	56.2	260.6	774.9	406.5	25.3	1,206.7
Total, 1951	383.6	555.8	301.4	412.5	326.1	249.9 ⁽²⁾	819.6	3,048.9 ⁽²⁾	1,680.8	70.3	4,800.0 ⁽²⁾
1952											
January	34.9	54.5	21.7	38.0	23.7	15.5	66.3	251.6	158.7	12.0	425.3
February	28.8	64.1	22.5	34.1	24.9	16.9	66.6	257.9	148.8	3.6	410.3
March	33.1	51.1	20.7	37.5	28.1	12.7	71.4	254.6	152.4	5.6	412.6
1st Quarter	96.8	169.7	64.9	109.6	76.7	45.1	204.3	767.1	459.9	21.2	1,248.2

(1) For details see p. 125.

(2) Revised.

TABLE 49. — PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1945 — MARCH, 1952.
(In Units Specified)

Period	Structural Steel	Galvanized Sheets	Steel Pipe and Fittings	Wire Nails and Spikes	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons
1945	150.2	61.6	139.3	70.0	20.8	45.9
1946	115.5	56.1	96.3	58.9	25.1	65.2
1947	161.2	89.2	90.4	77.4	32.5	77.7
1948	172.9	99.1	102.6	86.8	45.7	93.4
1949	180.2	97.5	164.2	88.5	47.6	91.5
1950						
1st Quarter	36.5	24.4	33.2	21.1	10.6	22.2
2nd Quarter	38.8	23.9	29.1	22.3	11.6	16.5
3rd Quarter	39.5	25.3	42.6	19.8	12.7	15.3
4th Quarter	43.2	25.5	47.2	22.1	18.4	33.5
Total, 1950	158.0	99.1	152.1	85.3	53.3	87.5
1951						
January	20.6	8.6	14.3	7.8	5.1	13.5
February	16.7	7.9	15.0	6.6	4.7	11.7
March	17.9	9.7	14.5	7.6	5.4	13.4
1st Quarter	55.2	26.2	43.8	22.0	15.2	38.6
April	17.2	9.6	14.8	7.1	5.5	11.3
May	20.9	10.4	14.7	8.2	5.8	10.9
June	17.6	9.3	11.5	7.9	5.6	10.7
2nd Quarter	55.7	29.3	41.0	23.2	16.9	32.9
July	13.3	9.8	10.8	6.5	3.1	6.5
August	14.7	9.9	15.4	6.9	4.6	10.9
September	13.9	8.8	14.9	7.1	4.1	10.1
3rd Quarter	41.9	28.5	41.1	20.5	11.8	27.5
October	20.8	9.2	14.0	8.6	3.8	11.7
November	25.2	10.3	13.8	8.6	3.5	11.5
December	16.6	9.1	9.3	7.4	2.2	8.2
4th Quarter	62.6	28.6	37.1	24.6	9.5	31.4
Total, 1951	215.4	112.6	163.0	90.3	53.4	130.4
1952						
January	11.1	10.3	9.7	8.1	2.2	9.4
February	18.6	9.5	13.2	8.2	2.4	8.6
March	16.4	11.0	17.9	7.5	3.2	7.7
1st Quarter	46.1	30.8	40.8	23.8	7.8	25.7

TABLE 50. — SALES AND STOCKS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1949 — MARCH, 1952

Period	Steel Pipe and Fittings		Wire Nails and Spikes		Cast-Iron Soil Pipe and Fittings	
	Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	189.3	17.6	91.5	5.6	41.4	6.0
1950						
1st Quarter	36.2	30.1	19.6	7.6	6.1	12.6
2nd Quarter	60.1	30.1	21.6	8.8	11.9	5.7
3rd Quarter	62.2	29.2	21.1	8.4	14.6	3.0
4th Quarter	50.8	22.4	22.2	9.4	16.2	4.6
Total 1950	209.3	—	84.5	—	48.8	—
1951						
January	15.7	13.9	7.0	5.5	4.9	2.5
February	14.7	14.4	6.9	5.8	4.2	2.9
March	14.7	14.0	7.7	6.0	4.7	3.0
1st Quarter	45.1	—	21.6	—	13.8	—
April	14.9	13.9	6.9	7.0	4.4	3.7
May	16.9	11.5	8.4	9.1	4.7	4.2
June	12.6	10.4	8.1	9.9	4.7	4.3
2nd Quarter	44.4	—	23.4	—	13.8	—
July	10.1	11.0	6.9	10.5	3.2	3.9
August	13.0	13.3	6.8	11.6	3.6	4.5
September	12.7	15.4	6.9	12.6	3.3	4.8
3rd Quarter	35.8	—	20.6	—	10.1	—
October	16.1	13.3	8.1	14.0	3.0	3.8
November	14.2	13.1	8.3	14.4	2.4	4.4
December	11.7	11.5	6.3	14.9	1.4	4.8
4th Quarter	42.0	—	22.7	—	6.8	—
Total 1951	167.3	—	88.3	—	44.5	—
1952						
January	10.1	7.1	6.5	17.4	1.7	4.6
February	10.1	9.9	7.3	18.2	2.0	4.5
March	15.2	15.2	7.9	18.2	2.4	5.0
1st Quarter	35.4	—	21.7	—	6.1	—

TABLE 51. — IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1952.
(In Units Specified)

Period	Imports				Exports			
	Structural Steel	Wire Nails	Galvanized Sheets	Skelp	Structural Steel	Wire Nails and Spikes	Cast-Iron Soil Pipe	Steel Pipe and Tubing
	Thousands of Tons	Tons	Tons	Tons	Thousands of Tons	Tons	Tons	Tons
1945	68.8	71	22,963	129,982	9.3	813.6	506	—
1946	99.5	680	15,331	54,385	7.8	1,270.5	157	3,158
1947	183.2	4,146	7,895	60,190	4.4	31.9	207	184
1948	194.3	6,315	7,047	60,783	10.5	1,854.1	658	2,812
1949	198.1	13,305	15,268	140,897	10.3	494.8	998	16,806
1950								
1st Quarter	36.3	475	1,625	34,088	.3	0	532	2,377
2nd Quarter	39.0	1,094	1,817	43,416	.7	.2	279	2,157
3rd Quarter	40.5	835	1,573	35,499	.4	.3	252	897
4th Quarter	54.6	1,068	2,095	54,111	.8	1.9	302	422
Total, 1950	170.4	3,471	7,110	167,114	2.2	2.4	1,366	5,853
1951								
January	18.2	440	615	14,425	.2	5.2	103	210
February	15.2	587	498	8,607	0	0	112	157
March	19.2	337	700	9,639	.2	1.2	78	17
1st Quarter	52.6	1,364	1,813	32,671	.4	6.4	293	384
April	27.0	772	593	12,240	.3	.1	90	0
May	34.7	2,285	1,032	8,943	.2	.4	126	295
June	26.6	1,022	692	11,581	.2	0	88	407
2nd Quarter	88.3	4,079	2,317	32,764	.7	.5	304	702
July	28.9	954	657	19,757	.2	0	42	310
August	29.1	1,018	708	11,704	.3	.7	34	16
September	31.5	785	556	10,563	.4	21.7	81	47
3rd Quarter	89.5	2,757	1,921	42,024	.9	22.4	157	373
October	36.4	910	634	19,777	.7	1.5	24	166
November	32.3	484	763	11,782	.2	.6	24	0
December	29.6	507	326	8,272	.4	5.4	135	54
4th Quarter	98.3	1,901	1,723	39,831	1.3	7.5	183	220
Total, 1951	328.7	10,101	7,774	147,290	3.3	36.8	937	1,679
1952								
January	43.9	952	596	14,235	.3	0	86	103
February	31.3	740	768	10,501	.4	3.4	191	0
March	5.5	453	496	14,356	.8	0	33	682
1st Quarter	80.7	2,145	1,860	39,092	1.5	3.4	310	785

TABLE 52. — VOLUME OF SELECTED BUILDING MATERIALS UNLOADED⁽¹⁾
AT RAILWAY STATIONS IN CANADA,
1945 — MARCH, 1952.
(In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material ⁽²⁾	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	3,622	3,954	411	401	837	57	9,282
1946	3,907	4,717	469	500	1,173	66	10,832
1947	4,395	5,868	554	619	1,314	84	12,834
1948	4,391	6,386	624	619	1,580	93	13,693
1949	4,111	5,500	628	564	2,012	83	12,898
1950							
1st Quarter	838	545	149	110	335	11	1,988
2nd Quarter	1,013	1,788	169	153	598	21	3,742
3rd Quarter	1,221	2,144	167	160	457	27	4,176
4th Quarter	1,263	1,589	182	169	413	20	3,636
Total, 1950	4,335	6,066	667	592	1,803	79	13,542
1951							
January	309	248	55	53	100	5	770
February	326	210	51	42	113	4	746
March	411	287	61	63	162	6	990
1st Quarter	1,046	745	167	158	375	15	2,506
April	391	453	66	68	196	8	1,182
May	375	671	84	64	202	10	1,406
June	419	774	75	63	181	10	1,522
2nd Quarter	1,185	1,898	225	195	579	28	4,110
July	454	844	61	74	178	17	1,628
August	390	867	63	65	201	10	1,596
September	314	793	57	60	171	8	1,403
3rd Quarter	1,158	2,504	181	199	550	35	4,627
October	357	929	62	65	152	9	1,574
November	323	328	58	66	119	6	900
December	247	259	46	47	90	4	793
4th Quarter	927	1,616	166	178	361	19	3,267
Total, 1951	4,316	6,763	739	730	1,865	97	14,510
1952							
January	214	217	47	50	94	2	624
February	241	215	49	44	128	3	680
March	316	270	56	43	173	4	862
1st Quarter	771	702	152	137	395	9	2,166

(1) For source and explanatory note see p. 126.

(2) Includes plywood.

TABLE 53.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES,
CANADA, ⁽¹⁾ 1946 — MARCH, 1952.

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$'000)	Average Weekly Earnings \$
1946			
Annual Average	84,203	2,704	32.11
1947			
Annual Average	97,787	3,439	36.09
1948			
Annual Average	104,916	4,165	39.69
1949			
Annual Average	109,401	4,726	43.32
1950—January	105,302	4,386	41.65
February	102,901	4,568	44.39
March	105,124	4,759	45.26
April	106,832	4,861	45.52
May	108,702	4,959	45.62
June	114,445	5,066	44.26
July	119,895	5,433	45.32
August	122,305	5,697	46.58
September	123,742	5,742	46.40
October	123,916	5,952	48.03
November	121,431	5,891	48.51
December	117,978	5,722	48.50
Annual Average	114,379	5,253	45.84
1951—January	115,433	5,229	45.30
February	116,722	5,718	48.99
March	117,212	5,798	49.47
April	119,707	5,963	49.81
May	120,268	6,278	52.20
June	125,185	6,295	50.29
July	127,611	6,600	51.72
August	128,068	6,616	51.66
September	127,210	6,661	52.36
October	124,267	6,708	53.98
November	120,581	6,524	51.86
December	116,101	6,569	56.58
Annual Average	121,530	6,247	51.40
1952—January	112,145	5,410	48.24
February	108,989	5,771	52.95
March ⁽²⁾	110,514	6,057	54.81

(1) As reported by employers with 15 or more employees.

(2) Preliminary.

TABLE 54.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES,
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY REASON FOR LAYOFF, CANADA,
MARCH, 1948 — APRIL, 1952.

Period	Number of Estab- lishments	Number of Employees	Number of Employees by Reason for Layoff		
			Lack of Orders	Lack of Material	Other ⁽¹⁾
1948 ⁽²⁾	68	6,842	1,678	933	4,231
1949	69	3,644	2,339	296	1,009
1950					
1st Quarter	12	790	347	328	115
2nd Quarter	16	946	273	145	528
3rd Quarter	9	458	28	240	190
4th Quarter	20	1,161	695	87	379
Total, 1950	57	3,355	1,343	800	1,212
1951					
January	4	387	—	262	125
February	3	105	25	40	40
March	2	80	—	30	50
1st Quarter	9	572	25	332	215
April	6	341	158	60	123
May	5	282	157	125	—
June	1	40	40	—	—
2nd Quarter	12	663	355	185	123
July	2	84	75	9	—
August	7	338	—	120	218
September	8	361	135	75	151
3rd Quarter	17	783	210	204	369
October	5	198	61	35	102
November	5	223	76 ⁽³⁾	139 ⁽³⁾	8 ⁽³⁾
December	10	408 ⁽³⁾	208 ⁽³⁾	62 ⁽³⁾	138 ⁽³⁾
4th Quarter	20	829 ⁽³⁾	345 ⁽³⁾	236 ⁽³⁾	248 ⁽³⁾
Total, 1951	58	2,847 ⁽³⁾	935 ⁽³⁾	957 ⁽³⁾	955 ⁽³⁾
1952					
January	10	807	753 ⁽³⁾	—	54 ⁽³⁾
February	3	114	50	64	—
March	9	301	121	60	120
1st Quarter	22	1,222	924	124	174
April	5	359	95	—	264

(1) See p. 126.

(2) Covers period March — December only.

(3) Revised.

SECTION 6
BUILDING LABOUR

TABLE 55.—EMPLOYMENT, (1) UNEMPLOYMENT, AND THE LABOUR FORCE BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL AND ALL INDUSTRIES, CANADA, 1945 — MARCH, 1952.
(In Thousands)

Period	Persons Employed			Persons Unemployed			Labour Force		
	Construction		Non-Agricultural Industries	Construction Industry	Non-Agricultural Industries	All Industries	Construction Industry	Non-Agricultural Industries	All Industries
	Occupation ²	Industry							
1945	—	145	3,277	—	70	72	—	3,347	4,483
1946	—	241	3,428	8	123	126	249	3,551	4,828
1947	—	254	3,658	8	89	91	262	3,747	4,912
1948	260	295	3,762	7	80	82	302	3,842	5,030
1949	350	350	3,895	16	101	103	366	3,996	5,121
1950									
March 4	260	263	3,856	74	301	312	337	4,157	5,108
June 3 ⁽³⁾	353	343	4,010	33	148	150	376	4,167	5,233
August 19	380	380	4,070	16	101	103	396	4,171	5,324
November 4	363	366	4,115	22	112	117	388	4,227	5,201
Annual Average	339	338	4,029	36	165	169	374	4,194	5,225
1951									
March 3	298	302	4,110 ⁽⁴⁾	45	167	170 ⁽⁴⁾	347	4,275 ⁽⁴⁾	5,114 ⁽⁴⁾
June 2	329	357	4,231	14	84	83 ⁽⁴⁾	371	4,315	5,255 ⁽⁴⁾
August 18	359	396	4,255	12	76	77 ⁽⁴⁾	408	4,331	5,343 ⁽⁴⁾
November 3	317	367	4,235	19	95	100	386	4,330	5,210
Annual Average	326	355	4,208 ⁽⁴⁾	22	105	107 ⁽⁴⁾	378	4,313 ⁽⁴⁾	5,230 ⁽⁴⁾
1952									
March 1	283	295	4,142	53	205	212	348	4,347	5,179

(1) Data for the period 1945-1949 relate to week ending nearest June 1, (see p. 127).

(2) Not available prior to August, 1947.

(3) Includes an estimate for Manitoba.

(4) Revised.

TABLE 56.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK, CANADA, MARCH, 1949 — MARCH, 1952.

Week Ending		Percentage of Workers, by Number of Hours Worked per Week					Average Number of Hours Worked ⁽¹⁾	Total Number of Hours Worked per Week (In Thousands)
		Less than 15	15-34	35-44	45-54	More than 54		
1949								
March	5	8.4	7.2	46.0	33.2	5.2	40	9,840
June	4	3.4	4.8	41.5	38.6	11.7	44	15,136
August	20	4.1	5.1	40.6	38.0	12.2	44	15,708
October	29	4.0	7.2	44.0	36.9	7.9	42	13,650
Annual Average		4.7	5.9	42.8	37.0	9.6	43	13,674
1950								
March	4	12.4	11.9	45.9	25.4	4.4	36	9,324
June	3	3.7	5.5	48.5	34.8	7.5	42	14,154
August	19	4.0	5.9	45.2	35.1	9.8	43	16,168
November	4	3.3	7.2	47.8	33.9	7.2	44	15,928
Annual Average		5.8	7.6	46.8	32.3	7.2	41	13,694
1951								
March	3	10.8	7.8	46.2	30.1	5.1	38	11,248
June	2	3.1	6.3	48.0	31.8	10.8	43	15,136
August	18	5.2	7.2	44.7	30.8	12.1	42	16,338
November	3	4.4	10.0	50.4	28.3	6.9	41	14,700
Annual Average		5.9	7.8	47.3	30.2	8.7	41	14,355
1952								
March	1	11.9	7.8	48.1	25.8	6.4	38	11,249

(1) For qualitative note (see p. 127).

TABLE 57.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, ⁽¹⁾ 1945 — MARCH, 1952.

Period ⁽²⁾	Building Industry			Indexes of Employment (1939 = 100)	
	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	Non- Agricultural Industries
1945	44,932	1,533	34.03	149.1	147.0
1946	65,386	2,230	33.97	213.3	146.0
1947	88,124	3,322	37.41	179.1	158.3
1948	100,726	4,192	41.41	311.8	165.0
1949	115,453	5,133	44.37	340.9	165.5
1950—January	109,639	4,382	39.97	322.1	163.8
February	101,977	4,551	44.62	299.5	158.3
March	99,650	4,613	46.29	292.7	157.9
April	104,414	4,883	46.77	306.4	159.0
May	109,970	5,184	47.14	322.7	159.7
June	121,543	5,577	45.88	356.7	166.0
July	130,865	6,107	46.67	384.0	170.8
August	135,397	6,301	46.54	397.2	172.5
September	138,804	6,533	47.07	407.2	174.1
October	137,033	6,596	48.13	401.7	177.1
November	136,706	6,636	48.54	400.0	178.1
December	133,935	6,481	48.39	391.9	179.2
Annual Average	121,661	5,653	46.33	356.8	168.0
1951—January	120,165	5,080	42.73	347.8	175.3
February	115,891	5,667	49.22	338.0	172.3
March	114,303	6,850	49.77	334.6	172.3
April	115,812	5,634	48.51	339.7	173.3
May	124,116	6,319	50.92	363.0	175.6
June	132,701	6,686	50.23	398.2	180.3
July	140,040	7,359	52.32	415.4	183.6
August	144,193	7,705	53.22	427.5	184.3
September	152,114	8,273	54.39	449.2	185.4
October	152,268	8,571	56.29	449.7	186.5
November	151,721	8,453	55.72	448.1	186.4
December ⁽³⁾	146,824	8,347	56.85	432.9	186.6
Annual Average	134,147	7,077	52.76	395.3	180.1
1952					
January	125,969	5,935	47.11	368.9	181.0
February	126,077	7,299	58.36	368.5	177.8
March ⁽⁴⁾	124,660	7,366	59.09	364.3	177.9

(1) As reported by employers with 15 or more employees. Revised series (see p. 128).

(2) Data for the period 1945-1949 represent annual averages.

(3) Revised.

(4) Preliminary.

TABLE 58.— NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA,⁽¹⁾
1945 — MARCH, 1952.

Period	Number of Hourly Wage-Earners ²	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945					
Annual Average	33,770	41.6	1,364	79.4	32.68
1946					
Annual Average	52,899	40.4	2,057	82.7	32.28
1947					
Annual Average	72,738	40.5	2,867	91.4	35.67
1948					
Annual Average	82,341	40.8	3,296	101.6	40.26
1949					
Annual Average	93,756	40.1	3,764	107.9	43.27
1950					
Annual Average	98,507	39.6	3,907	113.3	44.85
1951—					
January	95,484	33.7	3,237	118.7	40.00
February	92,131	39.2	3,613	121.2	47.51
March	90,218	39.4	3,544	122.1	47.99
April	92,117	37.9	3,492	122.5	46.43
May	100,314	39.7	3,985	124.0	49.23
June	111,647	38.7	4,211	125.9	48.72
July	115,777	40.0	4,653	127.7	51.08
August	120,127	40.7	4,887	127.9	52.06
September	127,894	40.9	5,232	131.0	53.58
October	127,217	41.6	5,291	133.8	55.66
November	126,791	40.7	5,164	134.9	54.90
December ⁽³⁾	122,524	41.3	5,063	135.7	56.04
Annual Average	110,188	39.6	4,364	127.1	50.27
1952					
January	101,497	32.3	3,276	136.2	43.99
February	102,012	40.8	4,157	138.8	56.63
March ⁽⁴⁾	101,098	41.6	4,203	139.4	57.99

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour.

(3) Revised.

(4) Preliminary.

TABLE 59.— LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND
TOTAL LABOUR INCOME, CANADA,
1945 — MARCH, 1952.

Period	Construction Labour Income \$ Millions		Total Labour Income \$ Millions	
	Current Dollars	Constant Dollars	Current Dollars	Constant Dollars
1945.....	232	197	4,953	4,208
1946.....	303	249	5,323	4,320
1947.....	411	308	6,221	4,660
1948.....	498	326	7,170	4,695
1949.....	571	360	7,752	4,890
1950				
1st Quarter.....	119	75	1,903	1,192
2nd Quarter.....	150	93	2,017	1,244
3rd Quarter.....	176	106	2,133	1,284
4th Quarter.....	167	99	2,218	1,318
Total, 1950.....	612	373	8,271	5,038
1951				
January.....	47	28	730	429
February.....	46	27	733	425
March.....	46	26	745	421
1st Quarter.....	139	81	2,208	1,275
April.....	53	30	763	426
May.....	59	33	792	442
June.....	64	35	821	453
2nd Quarter.....	176	98	2,376	1,321
July.....	68	37	827	448
August.....	71	38	833	447
September.....	74	40	848	453
3rd Quarter.....	213	115	2,508	1,348
October.....	73	39	855	456
November.....	71	38	857	455
December.....	55	29	837	445
4th Quarter.....	199	106	2,549	1,356
Total, 1951.....	727	400	9,641	5,300
1952				
January.....	59	31	833	441
February.....	59	31	846	450
March.....	61	33	852	457
1st Quarter.....	179	95	2,531	1,348

TABLE 60. — UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, DECEMBER, 1944 — APRIL, 1952.

As at Date of Reporting Closest to (1) End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1944- December	566	127	1,416	2,070	324	915	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
1945	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
1948	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949	223	564	542	10,049	206	2,413	181	122	137	917	128	1,269	1,417	15,400	940	10,096	2,357	25,496
1950	238	789	479	13,772	161	3,021	109	140	137	1,207	131	1,908	1,255	20,936	1,368	12,848	2,623	33,785
1951	58	1,357	163	23,261	39	6,084	17	541	69	1,289	47	3,191	393	35,723	328	19,866	721	55,589
January	86	1,536	206	24,863	63	5,554	19	566	41	1,529	50	3,202	475	37,250	559	20,182	1,034	57,432
February	124	1,368	342	23,491	79	4,356	32	545	116	1,631	75	2,992	768	34,383	944	19,622	1,712	54,005
March	137	786	856	14,375	370	1,893	53	278	159	1,321	218	1,678	1,793	20,331	2,643	12,325	4,436	32,656
April	169	463	1,158	6,686	508	627	63	137	184	782	260	931	2,342	9,626	3,452	6,188	5,794	15,814
May	241	309	1,225	4,198	434	504	53	107	225	756	310	492	2,488	6,366	2,279	4,816	4,767	11,182
June	210	269	1,405	3,201	194	572	63	81	161	509	268	490	2,301	5,119	2,223	3,826	4,524	8,945
July	238	255	1,488	2,914	172	691	46	102	205	415	337	500	2,486	4,877	2,628	3,351	5,114	8,228
August	305	258	1,709	3,200	181	950	66	97	195	369	322	428	2,778	5,302	4,130	3,303	6,908	8,605
September	189	375	1,183	4,790	97	2,150	39	196	185	432	142	666	1,835	8,609	1,644	4,955	3,479	13,564
October	125	823	436	8,837	48	3,945	14	574	163	680	94	1,493	880	16,352	713	9,069	1,593	25,421
November	35	1,830	350	17,990	30	5,428	1	962	95	1,106	435	2,535	946	29,851	446	16,199	1,392	46,050
December	160	802	877	11,484	185	2,730	39	349	150	902	214	1,550	1,624	17,816	1,832	10,309	3,456	28,124
Annual Average																		
1952	27	2,932	155	28,498	25	6,987	9	1,328	175	1,666	261	2,408	670	45,279	476	25,096	1,146	70,375
January	26	3,197	346	29,706	61	6,678	8	1,217	115	1,872	160	3,986	716	46,656	498	27,447	1,214	74,103
February	79	3,071	559	28,676	99	5,872	45	1,067	143	2,066	217	2,806	1,142	43,558	1,154	28,736	2,296	73,285
March	164	1,988	670	20,737	264	3,232	15	616	146	1,769	462	2,603	1,721	30,945	1,961	19,057	3,682	50,002
April																		

(1) Data for period 1945-1949 are annual averages.

TABLE 61.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945 — MARCH, 1952.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers ⁽¹⁾	Total Construction Workers
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948	1,375	24,425	7,728	411	2,796	2,561	44,284	
1949	2,793	37,479	11,042	1,358	4,290	4,405	8,096	69,463
1950	2,620	35,038	9,708	1,452	4,752	3,978	7,922	65,470
1951								
January	706	9,151	2,315	387	765	442	1,960	15,726
February	700	7,349	1,262	413	755	469	1,268	12,216
March	181	1,797	298	103	478	249	395	3,501
1st Quarter	1,587	18,297	3,875	903	1,998	1,160	3,623	31,443
April	392	4,226	658	230	749	363	861	7,479
May	92	752	131	53	303	190	189	1,710
June	67	468	232	26	186	141	116	1,236
2nd Quarter	551	5,446	1,021	309	1,238	694	1,166	10,425
July	48	609	258	31	182	203	158	1,489
August	50	516	299	25	134	146	162	1,332
September	51	745	426	33	89	165	164	1,673
3rd Quarter	149	1,870	983	89	405	514	484	4,494
October	117	1,498	1,068	98	182	167	347	3,477
November	356	3,743	2,044	398	335	235	1,035	8,146
December	827	6,905	2,125	486	520	257	1,604	12,724
4th Quarter	1,300	12,146	5,237	982	1,037	659	2,986	24,347
Total, 1951	3,587	37,759	11,116	2,283	4,678	3,027	8,259	70,709
1952								
January	1,108	9,158	2,178	597	887	535	1,950	16,413
February	884	7,064	1,351	449	920	546	1,392	12,606
March	638	4,643	809	292	853	465	1,001	8,701
1st Quarter	2,630	20,865	4,338	1,338	2,660	1,546	4,343	37,720

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.

TABLE 62.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,
BY NUMBER IN TRAINING, CANADA, MARCH, 1947 — MARCH, 1952.⁽¹⁾

Trade and Type of Training	Mar. 31, 1947	Mar. 31, 1948	Mar. 31, 1949	Mar. 31, 1950	Mar. 31, 1951	Mar. 31, 1952
Bricklaying						
Vocational.....	460	151	3	0	0	0
Apprenticeship.....	463	682	477	357	359	341
Sub-total.....	923	833	480	357	359	341
Carpentry						
Vocational.....	919	194	16	0	0	0
Apprenticeship.....	1,302	1,550	1,226	1,015	1,048	959
Sub-total.....	2,221	1,744	1,242	1,015	1,048	959
Painting and Decorating						
Vocational.....	157	13	0	0	0	0
Apprenticeship.....	323	261	197	157	186	151
Sub-total.....	480	274	197	157	186	151
Plastering						
Vocational.....	57	10	1	0	0	0
Apprenticeship.....	182	263	233	253	255	271
Sub-total.....	239	273	234	253	255	271
Plumbing and Steam Fitting						
Vocational.....	351	63	4	0	0	0
Apprenticeship.....	1,297	1,580	1,710	1,661	1,446	1,653
Sub-total.....	1,648	1,643	1,714	1,661	1,446	1,653
Electrical						
Vocational.....	740	168	36	0	0	0
Apprenticeship.....	1,212	1,328	1,269	1,324	1,435	1,475
Sub-total.....	1,952	1,496	1,305	1,324	1,435	1,475
Sheet Metal						
Vocational.....	122	20	0	0	0	0
Apprenticeship.....	558	616	576	569	624	623
Sub-total.....	680	636	576	569	624	623
All Trades						
Vocational.....	2,806	619	60	0	0	0
Apprenticeship.....	5,337	6,280	5,688	5,336	5,353	5,473
Total.....	8,143	6,899	5,748	5,336	5,353	5,473

(1) Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 63.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1945 — MARCH, 1952.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949	413	809	225	76	141	581	72	2,317	969	3,286
1950										
1st Quarter	61	121	28	8	9	83	13	323	48	371
2nd Quarter	79	190	61	12	37	121	12	512	208	720
3rd Quarter	53	115	32	9	22	78	2	311	95	406
4th Quarter	110	213	53	8	30	87	13	514	97	611
Total, 1950	303	639	174	37	98	369	40	1,660	448	2,108
1951										
January	13	58	15	3	9	63	8	169	24	193
February	55	107	26	4	16	81	2	291	38	329
March	120	182	48	14	31	121	10	526	60	586
1st Quarter	188	347	89	21	56	265	20	986	122	1,108
April	118	15	56	15	43	121	21	389	86	475
May	146	307	113	26	57	200	40	889	109	998
June	179	357	106	23	55	196	27	943	176	1,119
2nd Quarter	443	679	275	64	155	517	88	2,221	371	2,592
July	206	342	108	19	64	219	56	1,014	201	1,215
August	175	273	92	14	54	236	30	874	60	934
September	149	239	70	4	43	190	6	701	45	746
3rd Quarter	530	854	270	37	161	645	92	2,589	306	2,895
October	286	416	121	14	103	404	34	1,378	73	1,451
November	316	485	112	24	126	377	42	1,482	58	1,540
December	186	306	89	10	61	242	24	918	43	961
4th Quarter	788	1,207	322	48	290	1,023	100	3,778	174	3,952
Total, 1951	1,949	3,087	956	170	662	2,450	300	9,574	973	10,547
1952										
January	102	169	68	8	38	103	24	512	31	543
February	99	177	52	7	24	68	13	440	17	457
March	223	351	90	20	53	145	22	904	121	1,025
1st Quarter	424	697	210	35	115	316	59	1,856	169	2,025

(1) Estimated from fiscal year figures.

TABLE 64.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,
1948 — MARCH, 1952.⁽¹⁾

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Other Skilled Construction Workers	Total Skilled Construction Workers
1948	118	366	112	30	85	141	54	48	954
1949	63	297	122	28	80	133	43	49	815
1950									
1st Quarter	15	66	22	10	16	23	7	12	171
2nd Quarter	17	82	25	10	19	23	14	10	200
3rd Quarter	22	62	22	14	17	30	11	16	194
4th Quarter	21	66	32	14	11	27	12	8	191
Total, 1950	75	276	101	48	63	103	44	46	756
1951									
January	3	17	7	1	2	5	5	2	42
February	1	16	7	2	2	5	1	2	36
March	0	14	11	2	9	4	6	3	49
1st Quarter	4	47	25	5	13	14	12	7	127
April	2	29	5	4	3	7	4	2	56
May	6	24	5	1	8	14	1	2	61
June	20	0	4	1	0	7	2	40	74
2nd Quarter	28	53	14	6	11	28	7	44	191
July	3	27	11	3	4	6	2	1	57
August	4	25	3	2	5	6	6	2	53
September	4	37	12	7	9	11	—	3	83
3rd Quarter	11	89	26	12	18	23	8	6	193
October	5	38	7	6	10	8	1	3	78
November	4	36	10	3	10	12	—	1	76
December ⁽²⁾	2	25	12	6	15	13	2	—	75
4th Quarter ⁽²⁾	11	99	29	15	35	33	3	4	229
Total, 1951 ⁽²⁾	54	288	94	38	77	98	30	61	740
1952 ⁽²⁾									
January	2	15	5	0	2	5	5	2	36
February	2	15	5	2	2	5	0	2	33
March	0	15	10	2	5	5	5	2	44
1st Quarter	4	45	20	4	9	15	10	6	113

(1) Data are preliminary (see p. 129).

(2) Preliminary.

TALBE 65.— STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, THE BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — MARCH, 1952.

Period	The Building Industry				Building Material Industries				All Industries			
	Number of Strikes	Number of Establishments	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Establishments	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Establishments	Number of Workers	Time Lost in Working Days
1945	5	12	325	2,848	17	19	2,687	10,703	197	418	96,068	1,457,420
1946	12	76	892	6,535	23	232	39,684	1,459,840	228	1,299	139,474	4,516,393
1947	32	391	6,057	44,262	25	33	3,037	58,049	236	1,173	104,120	2,397,340
1948	18	257	3,322	39,546	11	15	1,189	7,405	154	674	42,820	885,793
1949	13	211	3,602	41,120	10	11	890	11,420	137	542	51,437	1,063,667
1950	12	101	2,258	28,836	19	24	7,295	69,344	161	345	192,153	1,389,039
1951												
January	3	12	88	192	0	—	—	—	17	32	6,253	16,763
February	3	22	180	920	2	6	2,360	9,445	18	49	4,508	18,878
March	1	1	24	155	2	2	120	385	27	42	4,754	15,135
April	0	—	—	—	3	3	434	480	19	27	2,647	9,673
May	4	3	1,008	3,655	10	12	1,309	7,497	39	52	6,560	34,902
June	3	4	936	8,070	7	11	503	3,230	32	59	13,641	128,150
July	5	114	1,975	24,975	3	5	440	3,350	32	145	9,470	119,413
August	6	62	2,056	17,980	1	1	20	350	38	100	25,272	219,473
September	4	64	763	7,162	1	1	393	5,500	31	148	8,637	105,235
October	2	20	230	460	1	1	8	24	28	106	6,388	49,318
November	0	—	—	—	3	3	801	1,080	18	29	8,617	38,315
December	0	—	—	—	0	—	—	—	21	27	12,587	117,045
Total, 1951 ⁽¹⁾	31	302	7,260	63,569	33	45	6,388	31,341	320	816	109,334	872,300
1952												
January	1	3	7	65	0	—	—	—	15	18	5,749	75,760
February	1	3	7	10	0	—	—	—	22	110	13,048	47,603
March	2	2	70	565	0	—	—	—	26	88	5,204	65,502

(1) Since some strikes overlap from one month to another, annual totals of the number of strikes, number of establishments, and of the number of workers involved, need not equal the sums of the respective monthly figures.

SECTION 7 BUILDING COSTS

TABLE 66.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945 — APRIL, 1952.
(1939=100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Composite Index All Con- struction Materials
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0	142.0
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	151.0	150.4
1947	230.7	116.8	137.3	174.5	107.9	165.5	141.0	143.9	136.7	176.4	185.6
1948	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6	218.2
1949	307.2	135.1	155.3	184.8	119.0	185.1	174.9	169.3	167.2	222.9	224.7
1950	332.1	139.6	168.4	179.8	117.4	226.1	177.8	180.2	173.2	237.1	245.1
1951—											
January	380.1	145.1	180.2	199.2	125.3	240.2	186.9	193.0	186.6	263.5	274.2
February	389.2	145.4	181.4	200.1	125.3	250.3	188.4	193.0	195.6	268.7	281.8
March	400.9	149.3	181.4	198.8	127.4	251.3	198.9	193.0	195.6	276.2	285.8
April	408.5	148.3	187.0	204.5	127.4	247.0	202.4	194.9	199.1	280.7	288.1
May	412.7	149.8	187.0	204.0	127.4	238.2	203.4	205.2	200.0	283.0	288.3
June	411.1	148.8	187.0	205.3	127.5	216.9	206.7	215.6	200.0	282.7	284.5
July	411.1	148.8	187.0	204.5	127.5	214.0	207.9	216.3	208.5	283.3	284.1
August	411.1	152.7	187.0	205.3	127.5	216.9	209.4	215.0	208.5	283.9	284.7
September	411.1	153.2	187.1	205.3	127.5	216.9	211.1	215.0	210.1	284.4	285.5
October	411.1	152.2	188.5	205.3	127.5	214.1	211.1	215.0	210.1	284.3	285.7
November	407.8	152.2	188.5	205.3	127.5	211.2	211.1	215.0	211.5	282.8	283.8
December	406.8	154.3	188.5	204.0	127.5	211.3	211.6	214.9	212.3	282.6	283.8
Annual Average	405.1	150.0	185.9	203.5	127.1	227.4	204.1	207.2	203.2	279.7	284.2
1952—											
January	404.9 ⁽¹⁾	157.8	188.5	203.6	127.5	202.6	210.6 ⁽¹⁾	213.7	212.3 ⁽¹⁾	281.4 ⁽¹⁾	283.6 ⁽¹⁾
February	403.8	158.4	188.5	206.3	127.5	214.2	210.6	210.8	212.3	281.4	283.9
March	401.2	158.4	198.0	205.5	127.5	211.3	210.3	206.6	212.3	280.3	282.5
April	396.9	157.6	198.0	204.2	129.9	208.3	210.6	203.5	217.4	278.8	280.6

(1) Revised.

TABLE 67. — INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, (1)
1945 — APRIL, 1952.
(1939 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers (Including Holiday Pay Allowances)	All Industries (Including Holiday Pay Allowances)
1945	122.4	131.4	131.4	125.7	124.9	129.0	125.3	150.5	131.1	151.5
1946	134.0	144.4	143.1	136.1	137.0	141.9	141.8	160.0	143.9	156.5
1947	154.1	156.4	150.8	150.0	148.4	148.6	154.4	173.7	155.0	177.7
1948	172.7	176.1	172.4	178.1	171.3	171.7	169.6	197.4	176.3	200.3
1949	178.0	182.7	183.7	184.5	182.2	179.2	177.0	203.6	184.2	209.8
1950	180.7	190.6	189.4	189.5	184.9	184.5	186.4	211.6	190.6	217.1
1951										
January	182.9	195.4	196.6	194.2	187.9	189.3	191.2	216.0	195.3	227.3
February	182.9	195.4	196.6	194.2	187.9	189.3	191.2	216.0	195.3	228.3
March	183.4	196.3	196.6	194.6	189.7	193.2	191.2	221.3	195.3	230.7
April	184.9	197.9	196.6	194.6	194.1	194.6	191.2	221.3	196.8	233.5(2)
May	194.1	204.5	205.3	195.9	195.8	196.2	197.5	222.0	201.3	236.3(2)
June	194.1	213.1	210.2	199.5	200.9	203.4	202.5	230.3	208.0	239.1(2)
July	201.5	218.7	212.5	201.3	206.0	204.7	206.4	239.6	213.5	241.9(2)
August	201.5	220.0	218.5	207.3	206.6	212.9	208.9	247.4	217.0	244.7(2)
September	201.5	220.2	219.0	208.0	206.6	212.9	213.4	247.4	217.2	246.3(2)
October	201.5	220.2	219.0	208.0	210.0	214.9	213.4	247.4	217.5(2)	222.5(2)
November	202.3	220.2	221.8	208.1	210.0	214.9	213.5	247.4	217.6(2)	222.6(2)
December	202.3	220.2	222.1	208.1	210.0	214.9	214.3	247.4	217.6(2)	222.6(2)
Annual Average	194.4	210.2	209.6	201.2	200.5	203.4	202.9	233.6	207.7(2)	239.8(2)
1952										
January	202.3	220.2	222.1	208.4	210.0	215.6	214.3	247.4	219.0(2)	252.9(2)
February	202.5	220.6	223.2	208.7	210.5	215.7	217.6	247.6	219.4	254.3
March	202.7	220.8	224.2	208.9	211.1	215.7	217.6	247.7	219.4	256.4
April	207.0	225.8	235.3	217.0	213.7	222.7	225.7	259.8	224.6	259.2

(1) For source and details of compilation (see p. 130).

(2) Revised.

TABLE 68.— COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1945 — APRIL, 1952.
(1939 = 100)

Period	Residential Building Materials and Wage Rates ⁽¹⁾	All Construction Materials and Wage Rates ⁽¹⁾	All Commodities	Cost of Living	Rent
1945	139.2	137.8	133.2	117.7	108.0
1946	148.0	148.2	140.0	121.8	108.6
1947	168.3	174.3	164.6	133.5	112.4
1948	195.2	202.4	195.0	152.7	116.3
1949	207.3	208.4	199.9	158.4	118.5
1950—January	208.2	209.5	200.6	158.6	120.4
February	208.2	211.1	201.6	159.2	120.4
March	208.0	212.0	203.1	161.3	127.8
April	210.3	214.8	204.1	161.6	127.8
May	212.8	217.7	206.4	161.6	127.8
June	217.1	223.4	210.9	163.0	127.8
July	221.6	227.9	213.7	165.0	130.0
August	223.4	230.0	217.4	166.0	130.0
September	228.8	237.1	224.4	167.3	130.5
October	230.8	235.5	221.8	168.2	130.5
November	232.0	234.7	224.2	168.2	131.4
December	233.0	236.4	227.0	168.6	131.4
Annual Average	219.5	224.2	212.9	164.1	128.0
1951—January	236.8	243.1	234.2	170.0	131.4
February	239.8	247.5	240.4	172.6	131.4
March	244.3	249.9	243.7	177.0	132.6
April	247.5	251.9	244.2	179.1	132.6
May	250.9	254.0	243.9	179.3	132.6
June	253.5	254.6	244.7	181.4	134.7
July	256.6	256.6	246.2	184.8	134.7
August	258.0	258.5	243.4	186.1	134.7
September	258.4	259.0	242.0	187.0	137.5
October	258.5	259.4	241.5	187.6	137.5
November	257.9	258.5	241.0	188.4	139.5
December	257.9	258.5	239.5	188.3	139.5
Annual Average	251.7	254.3	242.0	181.8	134.9
1952—January	258.0 ⁽²⁾	259.2	238.7 ⁽²⁾	188.7	139.5
February	258.1	259.5	234.5	188.0	139.5
March	257.4	258.7	232.7	186.3	140.9
April	258.8	259.9	227.8	185.9	140.9

(1) For weighting and method of compilation (see p. 131).

(2) Revised.

TABLE 69.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946 — MARCH, 1952.

Period of Completion	Number of Months under Construction ⁽¹⁾					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11.0
1947	—	—	—	—	—	8.0
1948	20	32	27	12	9	6.5
1949	18	34	29	11	8	7.0
1950	17	37	26	10	10	7.2
1951						
January	13	38	39	1	9	7.1
February	4	36	44	3	13	8.0
March	3	39	39	8	11	8.1
April	7	34	44	10	5	7.6
May	5	25	49	14	7	8.5
June	13	21	45	12	9	7.7
July	28	19	36	10	7	6.8
August	27	27	21	13	12	7.2
September	21	47	11	12	9	6.5
October	17	54	13	9	7	6.3
November	19	45	17	3	16	7.1
December	14	41	33	2	10	7.0
Annual Average	14	35	33	8	10	7.3
1952						
January ⁽²⁾	10	37	30	6	17	8.2
February	1	21	44	17	17	8.7
March	1	22	47	15	15	8.4

(1) Not available for 1946 and 1947.

(2) Revised.

SECTION 8
BUILDING INDUSTRY

TABLE 70.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — MARCH, 1952.

Period	Construction Industry				Building Material Industries				All Industries			
	Number of Bankruptcies ⁽¹⁾	Assets (\$'000)	Liabilities (\$'000)	Number of Bankruptcies ⁽¹⁾	Assets (\$'000)	Liabilities (\$'000)	Number of Bankruptcies ⁽¹⁾	Assets (\$'000)	Liabilities (\$'000)	Assets (\$'000)	Liabilities (\$'000)	Number of Bankruptcies ⁽¹⁾
1945	56	248	645	12	105	290	264	1,650	3,792			
1946	35	358	580	3	41	56	269	3,411	5,984			
1947	53	581	1,102	29	878	1,107	509	6,994	11,107			
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151			
1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058			
1950	148	1,601	2,879	40	728	1,328	1,275	20,757	32,113			
1951 ⁽²⁾												
1st Quarter	33	384	602	6	125	210	242 ⁽²⁾	3,830 ⁽²⁾	6,109 ⁽²⁾			
2nd Quarter	36	252	687	4	52	73	275 ⁽²⁾	4,047 ⁽²⁾	7,115 ⁽²⁾			
3rd Quarter	24	239	525	6	733	920	397 ⁽²⁾	3,533 ⁽²⁾	7,203 ⁽²⁾			
4th Quarter	45	477	871	12	1,168	1,564	435 ⁽²⁾	7,884 ⁽²⁾	12,312 ⁽²⁾			
Total, 1951	138	1,352	2,685	28	2,078	2,767	1,349 ⁽²⁾	19,294 ⁽²⁾	32,739 ⁽²⁾			
1952												
1st Quarter	46	417	848	9	190	328	419	3,792	6,285			

(1) See p. 131.

(2) Revised.

TABLE 71.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1945 — APRIL, 1952.
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949.....	145.8	113.1
1950—January.....	172.0	124.2
February.....	172.6	123.1
March.....	171.8	123.4
April.....	177.8	132.1
May.....	180.1	136.2
June.....	183.5	138.3
July.....	171.0	131.0
August.....	189.9	145.8
September.....	199.4	152.7
October.....	216.2	157.6
November.....	215.0	156.5
December.....	219.3	158.3
Annual Average.....	189.1	139.9
1951—January.....	249.0	169.7
February.....	264.2	184.2
March.....	256.0	180.9
April.....	265.4	185.4
May.....	268.8	184.5
June.....	262.1	180.3
July.....	269.2	181.8
August.....	282.6	191.3
September.....	314.1	203.3
October.....	311.1	207.8
November.....	289.6	196.1
December.....	295.0	198.0
Annual Average.....	277.3	188.6
1952—January ⁽¹⁾	286.4	205.4
February.....	294.0	202.3
March.....	275.8	194.2
April.....	269.3	189.8

(1) Revised.

TABLE 72.—FINANCIAL STATISTICS, CONSOLIDATED STATEMENTS OF TEN REAL ESTATE COMPANIES,
CANADA, 1945 — 1950.
(In Dollars)

PROFIT STATISTICS

	1945	1946	1947	1948*	1949	1950
1. Gross Operating Revenue	470,561	476,326	496,662	522,018	615,912	633,933
2. Less Operating Expense	265,975	280,992	307,408	297,083	373,136	352,518
3. Less Depreciation	103,259	100,783	80,213	83,278	102,403	109,797
4. Net Operating Revenue	101,327	94,551	109,041	141,657	130,373	171,618
5. Non-Operating Income	9,713	8,997	2,385	1,113	917	2,159
6. Less Bond Interest	102,121	104,347	77,081	82,702	79,986	77,455
7. Less Income Tax	6,405	8,827	11,281	46,786	48,475	55,412
8. Net Income Available	2,514	9,626	23,064	13,282	2,830	40,910
9. Less Cash Dividends	9,300	10,584	10,436	12,749	12,749	12,749
10. Undistributed Income	6,786	20,210	12,628	533	9,519	28,161

BALANCE SHEET

	1945	1946	1947	1948	1949	1950
<i>Assets</i>						
1. Current Assets	207,516	142,466	118,321	87,083	146,196	187,631
2. Land and Buildings Net	2,750,143	2,698,032	2,647,764	2,597,881	2,496,687	2,914,457
3. Investments	38,566	42,788	39,172	36	36	30,703
4. Miscellaneous Assets	61,645	67,103	70,318	72,041	94,804	26,793
5. Total Assets	3,057,870	2,950,389	2,875,575	2,757,041	2,737,723	3,159,584
<i>Less Liabilities</i>						
1. Current Liabilities	482,594	498,610	214,898	257,968	281,207	281,580
2. Miscellaneous Liabilities	19,220	847	830	1,332	2,684	0
3. Funded Debt	2,293,250	2,176,640	1,992,672	1,818,700	1,772,300	1,692,350
4. Total Liabilities	2,795,064	2,676,097	2,208,400	2,078,000	2,056,191	1,973,930
5. Net Assets	262,806	274,292	667,175	679,041	681,532	1,185,654
<i>Composition of Net Worth</i>						
1. Capital Stock	533,037	503,037	439,593	439,593	439,593	439,593
2. Capital Surplus	289,430	243,322	217,944	210,501	212,421	239,685
3. General Reserves	19,199	14,577	9,638	28,947	29,518	506,376
4. Net Worth	262,806	274,292	667,175	679,041	681,532	1,185,654

OPERATING RATIOS

	1945	1946	1947	1948	1949	1950
1. Operating Expense to Operating Revenue						
(a) Excluding Depreciation	56.5	59.0	61.9	56.9	60.6	55.6
(b) Including Depreciation	78.5	80.1	78.0	72.9	77.2	72.9
2. Gross Operating Revenue to Fixed Assets	17.1	17.7	18.8	20.1	24.7	21.8
3. Number of Times Bond Interest Earned	1.1	1.0	1.5	1.7	1.6	2.2
4. Total Liabilities to Total Assets	.9	.9	.8	.8	.8	.6

PART III

SOURCES AND EXPLANATORY NOTES

SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

PART I CHARTS

FIGURE 1.—PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA, QUARTERLY, 1948-1952.

Chart based on data shown in Tables 43 and 49.

FIGURE 2.—INDEXES OF EMPLOYMENT BY INDUSTRY, CONSTRUCTION, NON-FARM AND TOTAL, CANADA, QUARTERLY, OCTOBER, 1949-MARCH, 1952.

Chart based on data shown in Table 55.

FIGURE 3.—INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES, WAGE RATES OF CONSTRUCTION WORKERS AND COMBINED INDEX OF MATERIAL PRICES AND WAGE RATES, CANADA, JANUARY, 1948-APRIL, 1952.

Chart based on data shown in Tables 66-68.

PART II TABULAR MATERIAL

TABLE 1.—NET FAMILY FORMATION, CANADA, 1945-MARCH, 1952.

Net family formation is the total number of new families formed minus the number of existing families dissolved. The number of families formed is taken as the sum of marriages and married female immigrants. Dissolutions represent the sum of deaths to married persons, emigration of married females and divorces.

Data on marriages for the period 1945-1951, deaths to married persons for the period 1945-1949 and data on divorces for the period 1945-1951, obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly data on deaths to married persons during 1951 estimated by the Economic Research Department, C.M.H.C., on the basis of total deaths during the corresponding periods of 1950. Quarterly data on divorces during 1949-1951 have been averaged from annual totals and will be revised when actual data become available.

TABLE 2.—NUMBER OF BIRTHS BY SEQUENCE OF ARRIVAL, CANADA, 1945-MARCH, 1952.

Data obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Total births in this table do not equal total births in Table 3 as in this table illegitimate and still births are excluded.

TABLE 3.—NUMBER OF BIRTHS, DEATHS, MARRIAGES, DIVORCES AND TOTAL POPULATION, CANADA, 1945-MARCH, 1952.

Population data for 1951 represent the census count for that year. Data for births, deaths and marriages for the period 1945-1952 and divorces for the period 1945-1951, obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

TABLE 4.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945-MARCH, 1952.

Data compiled by courtesy of D.B.S. from data supplied by the Immigration Branch, Department of Citizenship and Immigration.

TABLE 5.—NUMBER OF EMIGRANTS FROM CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945-MARCH, 1952.

Figures for the period 1948 to 1951 estimated by the Economic Research Department, C.M.H.C., on the basis of data supplied by D.B.S., and the Foreign Exchange Control Board. For the period July, 1948, to December, 1950, basic data have been revised in accordance with *Statistics of Emigration from Canada*, D.B.S. Reference Paper No. 26, May, 1951. All data are provisional and subject to adjustment following the 1951 Census.

Estimates of total emigration are based on the number of Canadian immigrants entering the United States as supplied by the Immigration and Naturalization Service of the United States Department of Justice for the period 1945 to June, 1951. Data were also available on the number of Canadian immigrants entering the United Kingdom during the period 1945 to September, 1951 as obtained from periodic issues of the British *Board of Trade Journal*. An allowance was made for emigration to other countries. Estimates for 1950 and 1951 are based on the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident, with the intention of leaving the country permanently. An allowance was made for emigrants leaving Canada without making application to the Foreign Exchange Control Board.

Estimates for emigration of married females and children under eighteen years of age are based on data supplied by the Foreign Exchange Control Board as indicated above.

Data for 1952 are estimated by the Economic Research Department C.M.H.C. on the basis of emigration for the first quarter, 1951 and are provisional.

TABLE 6.—NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY, 1945-MARCH, 1952.

Data compiled by the Economic Research Department, C.M.H.C. Sources are the same as for Tables 4 and 5.

TABLE 7.—NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1945-APRIL, 1952.

Sources of data shown in Table 7 are as follows:

1945 *Housing Statistics*, 1946, D.B.S.

1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S. Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

1947 Data for completions obtained from *Supplement to Housing Statistics*, 1947, D.B.S. Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S. Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950-April, 1952 Data obtained from monthly issues *New Residential Construction*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics*, 1946, D.B.S.

Estimates for 1948, 1949 and 1950-April, 1952 are based on the results of a nationwide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of April, 1952, does not equal the number shown as under construction at the end of 1951 plus starts less completions during the first 4 months of 1952. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 8.—NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS, CANADA, 1947-MAY, 1952.

The data on dwellings started in metropolitan areas and in other cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Dwellings started in other areas are estimates prepared by D.B.S. based on sample surveys. Sources of data are:

1947 Data compiled by the Economic Research Department, C.M.H.C., from figures supplied by the Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950-April, 1952 Data obtained from monthly issues *New Residential Construction*, D.B.S.
May, 1952 Statistical Department, C.M.H.C.

TABLE 9.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS, CANADA, 1947-APRIL, 1952.

Sources are the same as for Table 7.

TABLE 10.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED, BY TYPE OF UNIT, CANADA, 1947-APRIL, 1952.

1947 Data obtained from *Supplement to Housing Statistics, 1947, Dwelling Units—Types of Buildings and Types of Construction for Individual Municipalities and Other Areas*, D.B.S.
1948-April, 1952 Sources are the same as for Table 7.

TABLE 11.—DISTRIBUTION OF NEW COMPLETED DWELLINGS UNSOLD, BY NUMBER OF MONTHS UNSOLD, AND AVERAGE NUMBER OF MONTHS UNSOLD, METROPOLITAN AREAS AND OTHER MAJOR CITIES, CANADA, 1950-MARCH, 1952.

Data based on reports compiled by the Statistical Department, C.M.H.C.

TABLE 12.—GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1945-MARCH, 1952.

Data for this publication for the years 1945-1948 were obtained from *Residential Real Estate in Canada*, by O. J. Firestone, University of Toronto Press, 1951, Tables 77 and 78, pp. 281 and 283. Annual data shown in *Residential Real Estate* for 1949 were preliminary and have been revised. The quarterly estimates for 1950 and 1951 were made by the Economic Research Department, C.M.H.C. Data for 1949-1952 include an allowance for Newfoundland.

Gross residential capital formation represents an estimate of expenditures on new construction, on major improvements and alterations to existing structures. It includes also supplementary house-building expenses of installed non-moveable equipment and payments for professional land and repair services such as architectural and legal fees.

Capital consumption represents an estimate of depreciation and accidental losses to the stock of residential capital such as may be caused by fire, flood, or storm.

Both gross residential capital formation and gross capital consumption are net of raw land and relate to the value of assets created by construction activity only.

Information on the services and methods of estimation may be found in detail in *Residential Real Estate*, pp. 418-430.

TABLE 13.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER CONSTRUCTION, AND GROSS NATIONAL EXPENDITURE, CANADA, 1945-MARCH, 1952.

Data for "other" construction for the period 1945-1950 obtained from *Private and Public Investment in Canada 1926-1951*, Department of Trade and Commerce, Ottawa, p. 151. Annual data shown in *Private and Public Investment in Canada* for 1951 were preliminary and have been revised by the Economics Division, Department of Trade and Commerce.

For the period 1945-1952 housing data estimated by the Economic Research Department, C.M.H.C.

Data on gross national expenditure for the period 1945-1951 obtained from *National Accounts, Income and Expenditure, 1926-1950*, Research and Development Division, D.B.S. and *National Accounts, Income and Expenditure, 1951*, D.B.S.

TABLE 14.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945-MARCH, 1952.

Data for 1945-February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-March,

1952, provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. The number of new dwelling units includes conversions.

Data for May-November 1948, January-April 1949, and November-December 1950, based on returns from 203 municipalities, December 1951, 202 municipalities. Data for January, February and March, 1952, based on returns from 203, 202 and 199 municipalities.

TABLE 15.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945-MAY, 1952.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of wholesale prices of residential building materials and wage rates in the construction industry as contained in Table 66.

TABLE 16.—NUMBER OF DWELLINGS IN NEW STRUCTURES STARTED, PUBLICLY-INITIATED, AND PRIVATELY-INITIATED, WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947-MARCH, 1952.

Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence, the Federal-provincial housing projects and units built under the Capital Assistance provisions of the Department of Defence Production. Privately-initiated housing with Federal Government financial assistance in the form of loans, covers starts under the National Housing Act, 1944, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the Rental Insurance Plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of The National Housing Act, 1944, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

Data on "publicly-assisted housing starts" for 1950 and 1951 as shown in this table differ from those shown in the 1950 and 1951 issues of *Mortgage Lending in Canada*, C.M.H.C., Table 36, under the title "Dwellings Started and Completed by Principal Source of Financing and Province, Canada". The latter table includes starts of dwellings constructed for Government employees but excludes dwellings started, on which double depreciation benefits have been extended. This table on the other hand, excludes starts on dwellings built for Government employees and includes dwellings built under the double depreciation assistance. An additional difference between data in the two tables is due to the fact that only permanent dwellings are covered in this

table whereas starts on temporary dwellings are included in Table 36 of the above mentioned issues of *Mortgage Lending in Canada*.

TABLE 17.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945-MAY, 1952.

Data compiled by the Statistical Department, C.M.H.C.

TABLE 18.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF LOANS APPROVED FOR NON-DEFENCE WORKER HOUSES BUILT WITH AGREED SALE OR CONTRACT PRICE, AND NUMBER OF DWELLINGS FINANCED, CANADA, OCTOBER, 1951-MAY, 1952.

Data compiled by the Statistical Department, C.M.H.C.

TABLE 19.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, FIRST QUARTERS 1951 AND 1952.

Data compiled by the Statistical Department, C.M.H.C.

TABLE 20.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED, SHOWING NUMBER AND AMOUNT OF LOANS, NUMBER OF DWELLINGS, AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA, FIRST QUARTERS 1951 AND 1952.

Data compiled by the Statistical Department, C.M.H.C.

TABLE 21.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946-MARCH, 1952.

Data compiled by the Mortgage and Real Estate Division, C.M.H.C.

TABLE 22.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS, AND TOTAL ESTIMATED COST APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948-MAY, 1952.

Data compiled by the Statistical Department, C.M.H.C. on a *net* basis. As a result allowances for cancellations, adjustments and reinstatements have been made in the month they were reported and negative figures may appear in a particular month, during which there were more cancellations reported than approvals made.

Whereas the data under the heading "Loans under N.H.A." comprise all Rental Insurance projects with N.H.A. loans approved at time of compilation, the data under the classification "with conventional loans" are residual and in addition to Rental Insurance. Projects without N.H.A. loans may include cases where an N.H.A. loan may be approved in a subsequent quarter. The distribution between N.H.A. loans and conventional loans are preliminary for the last quarter shown and are subject to revision in the Third Quarter, 1952 issue of *Housing in Canada*.

TABLE 23.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, JULY, 1948-MAY, 1952.

Data compiled by the Statistical Department, C.M.H.C.

TABLE 24.—FEDERAL-PROVINCIAL HOUSING PROJECTS UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944, CANADA, 1950-MARCH, 1952.

Data compiled by the Economic Research Department C.M.H.C. from reports

prepared by the Statistical Department, C.M.H.C.

Data on expenditures are from the records of the Accounting Division, C.M.H.C.

TABLE 25.—FEDERAL-PROVINCIAL LAND ASSEMBLY PROJECTS UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944, CANADA, 1950-MARCH, 1952.

Data compiled by the Economic Research Department C.M.H.C. from reports supplied by the Statistical Department and Accounting Division, C.M.H.C.

The construction work involved in each project varies from one to another but in general a complete land assembly project includes surveying of roads and lots, installation of main and lateral sewers, water mains and hydrants, the ditching, grading, gravelling and surfacing of roads and driveways, the installations of street lights and filling and grading of grounds. The completion of improvements means that the lots are ready for sale but not necessarily sold.

TABLE 26.—LAND ASSEMBLY PROJECTS UNDER SECTION 11B OF THE NATIONAL HOUSING ACT, 1944, CANADA, 1947-MARCH, 1952.

Data compiled by the Property Management Department, Mortgage and Real Estate Division, C.M.H.C.

TABLE 27.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURE, CANADA, 1941-MARCH, 1952.

Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947-December, 1951 compiled by the Accounting Division, C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1949-1952 by the Statistical Department, C.M.H.C.

TABLE 28.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945-APRIL, 1952.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949-April, 1952 by the Statistical Department, C.M.H.C.

TABLE 29.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, DWELLINGS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, MARCH, 1949-1952.

Data compiled by the Statistical Department, C.M.H.C.

TABLE 30.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947-MARCH, 1952.

Data compiled by Statistical Department from data supplied by the Property Management Section, Mortgage and Real Estate Division, C.M.H.C.

TABLE 31.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY, 1949-MARCH, 1952.

Data compiled by the Statistical Department, C.M.H.C.

TABLE 32.—CONSTRUCTION OF NEW SCHOOLS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF NATIONAL DEFENCE, NUMBER OF SCHOOLS FOR WHICH CONTRACTS HAVE BEEN AWARDED, STARTED AND COMPLETED, AND EXPENDITURES, CANADA, 1950-MARCH, 1952.

Data compiled by the Economic Research Department, C.M.H.C., from reports prepared by the Statistical Department, C.M.H.C.

Data on expenditures are from the records of the Accounting Division, C.M.H.C.

TABLE 33.—HOUSING OPERATIONS AND OTHER CONSTRUCTION OPERATIONS BY DEFENCE CONSTRUCTION LIMITED, CANADA, NOVEMBER, 1950-APRIL, 1952.

Data compiled by the Statistical Department, C.M.H.C.

TABLE 34.—HOUSING OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF DEFENCE PRODUCTION, NUMBER OF CONTRACTS AWARDED, AND DWELLINGS FOR WHICH CONTRACTS HAVE BEEN AWARDED, NUMBER OF DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1951-MARCH, 1952.

Data compiled by the Statistical Department and Accounting Division, C.M.H.C.

TABLE 35.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943-MARCH, 1952.

Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs. Data on expenditures for 1950-March, 1952 are not comparable with data for previous years as excess costs borne by the veterans and certain improvements included in previous years are not available for 1950-March, 1952.

TABLE 36.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929-MARCH, 1952.

Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 37.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945-MARCH, 1952.

Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 38.—OPERATIONS UNDER THE QUEBEC HOUSING ACT, NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948-MARCH, 1952.

Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 39.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947-MARCH, 1952.

Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 114 lending institutions comprising 40 life insurance companies, 36 trust companies, 21 loan companies, 8 fire insurance companies, and 9 fraternal societies. These companies advanced 93 per cent of the total cash disbursements on mortgage loan account for Canadian real estate made by all companies of these types in 1951.

TABLE 40.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF DWELLING, CANADA, 1947-MARCH, 1952.

Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 39.

TABLE 41.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED, GREATER TORONTO AREA AND PROVINCE OF ONTARIO, 1945-MARCH, 1952.

Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-March, 1952 were obtained from the Toronto Registry Office, York East and West Registry Offices and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1945-December, 1951, were obtained from the Toronto Registry Office, York East and West Registry Office and estimates of discharges from Toronto and York Land Titles Office.

The number of mortgages registered and discharged in the Province of Ontario reflect mortgage activity as recorded in the 65 registry and 16 land titles offices of the province. Data for the 65 registry offices and one land titles office are based on original records made available by courtesy of the Inspector of Legal Offices, Province of Ontario. Coverage of the remaining 15 land titles offices were obtained by means of a sample survey of the mortgage registrations and discharges during the month of September, 1950, recorded in 10 land titles offices. This information was used in conjunction with the data mentioned above to produce estimates for the province as a whole. For further details of the sample survey see *Mortgage Lending in Canada, 1950*, p. 100.

TABLE 42.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING LUMBER, CANADA, 1945-MARCH, 1952.

Data compiled by Economic Research Department, C.M.H.C. from information provided by courtesy of D.B.S.

The combined index of construction material production is based on the total value of output of the more important construction materials in terms of 1946 prices. It is designed to measure the overall trend in the physical output of construction materials. Because of the high degree to which producers of construction materials, with the exception of lumber, are responsive mainly to the requirements of the domestic market, the output index provides a rough indication of trends in domestic construction activity.

A closer indication of trends in domestic construction activity, however, can be obtained from the index of domestic disappearance, designed to measure the rate at which the construction industry absorbs materials. To obtain this index, the production index was adjusted, where possible, by the addition of imports, the deduction of exports, and the replacement of the original production data with data on factory sales of materials to take account of producers' inventory changes. The series on domestic disappearance is subject to the limitation that it does not reflect changes in the level of dealers' inventories. This means that in respect to materials such as lumber, where dealers' inventories represent a comparatively high proportion of yearly output or factory shipments, the series shown here cannot be relied on to give an accurate short term indication of the actual absorption of materials on the site. For this reason, lumber was excluded from the series on domestic disappearance shown in this tabulation.

The indexes are based on 23 materials, including lumber, for 1945, and on 41 materials for the period 1946-March, 1952. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 43.—PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1945-MARCH, 1952.

Sources of data for building materials listed in Table 43 are as follows:

Sawn Lumber:

1945—1949 Annual issues *The Lumber Industry in Canada*, D.B.S.

1950—March, 1952 Monthly issues *Production, Shipments and Stocks on Hand of Sawmills*, D.B.S.

Hardwood Flooring:

1946—March, 1952 By courtesy The Timber Controller, Department of Trade and Commerce. The unit measure, square feet, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Building Board:

1945—1948 By courtesy of the Forest Products Statistics Section, D.B.S.

1949—March, 1952 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick: Data relate to face and common clay brick.

1945—March, 1952 Estimates prepared by Economic Research Department, C.M.H.C., based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946-December, 1951, shown in *Canadian Statistical Review*, D.B.S. represent production of these firms only.

Flue Linings:

1946—March, 1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Vitrified Sewer Pipe:

1946—March, 1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Tile:

1945—March, 1952 Monthly issues of *Report on Clay Products Made from Canadian Clays*, D.B.S.

Mineral Wool Batts:

1945—1949 Annual issues *The Stone Industry in Canada*, D.B.S.

1950—March, 1952 Monthly issues *Mineral Wool*, D.B.S.

Granulated and Loose Mineral Wool:

1945—1949 Annual issues *The Stone Industry in Canada*, D.B.S.

1950—March, 1952 Monthly issues *Mineral Wool*, D.B.S.

Cement:

1945—1949 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.

1950—March, 1952 Monthly issues *Cement*, D.B.S.

Concrete Blocks:

1945—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

1948—March, 1952 Estimates prepared by the Economic Research Department, C.M.H.C. based on monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S. which accounts for 82 per cent of total production.

Cement Pipe and Tile:

1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

1947—March, 1952 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Single Pole Switches:

1946—March, 1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Duplex Receptacles:

1946—March, 1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Outlet Boxes:

1946—March, 1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Non-Metallic Sheathed Cable:

1946—March, 1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Gypsum Wallboard:

1945—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—March, 1952 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Lath:

1945—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—March, 1952 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Plaster:

1945—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—March, 1952 Estimates prepared by the Economic Research Department, C.M.H.C. Production data shown in monthly issues of *Production, Shipments and Stocks of Gypsum Products* include sundry plasters such as moulding plaster, etc. These were excluded in the figures shown in this table.

Builders' Hardware:

1945 *Iron and Steel and Their Products 1943-1945*, D.B.S.

1946—1949 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.
 1950—March, 1952 Estimates prepared by Economic Research Department, C.M.H.C.
 based on factory sales reported to D.B.S. by firms accounting for about 98 per
 cent of total sales in 1949.

Bath Tubs:
 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Sinks:
 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Wash Basins:
 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Warm Air Furnaces:
 1945—1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—March, 1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section,
 D.B.S.

Domestic Heating Boilers:

1945—1949 Annual issues *The Heating and Cooking Apparatus Industry, Canada*, D.B.S.

1950—March, 1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section,
 D.B.S.

Cast-Iron Radiators:

1945—1949 Annual issues *The Heating and Cooking Apparatus Industry, Canada*, D.B.S.

1950—March, 1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section,
 D.B.S.

Hot Water Storage Tanks:

1945—1949 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.

1950—March, 1952. By courtesy the Mining, Metallurgical and Chemical Statistics Section,
 D.B.S.

Electric Hot Water Tank Heaters:

1945—1948 Annual issues *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.
 1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—March, 1952 Estimates prepared by the Economic Research Department, C.M.H.C.
 based on returns made to D.B.S. from firms accounting for about 86 per cent of
 production in 1949.

Asphalt Shingles:

1945—1947 *Asphalt Roofing Industry, January, 1949*, D.B.S.

1949—1950 *Asphalt Roofing Industry, January, 1951*, D.B.S.

1951—March, 1952 Monthly issues *Asphalt Roofing Industry*, D.B.S.

Tar and Asphalt Felts:

1945 By courtesy the Forest Products Statistics Section, D.B.S.

1946—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.

1948—March, 1952 Monthly issues *Asphalt Roofing Industry*, D.B.S.

TABLE 44.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CAN- ADA, 1949-MARCH, 1952.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and
 Chemical Statistics Section, D.B.S.

TABLE 45.—IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945- MARCH, 1952.

Data obtained from monthly issues of *Trade of Canada—Imports Entered for
 Consumption*, Department of Trade and Commerce.

The data on wallboard building board for the period 1945-1947 include insulating
 board. The data for the period 1948-December, 1950 exclude insulating board as the
 Emergency Exchange Conservation Act which was in effect from 1948 to December
 31, 1950 prohibited the importation of this type of building board.

TABLE 46.—EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945- MARCH, 1952.

Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*,
 Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S. include planks and boards only.

TABLE 47.—PRODUCTION OF PIG IRON AND STEEL INGOT AND ESTIMATED DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS, CANADA, 1945-MARCH, 1952.

Data on production of domestic pig iron and steel ingots obtained from *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S. for 1945, and for subsequent periods from annual issues of *The Primary Iron and Steel Industry in Canada*, D.B.S., and monthly issues of *Primary Iron and Steel*, D.B.S. Annual and quarterly revisions for the period 1945-1951 have been made by the Steel Division, Department of Defence Production. Data on production of rolling mill products made from Canadian ingot are estimated by applying a conversion factor of .725 to steel ingot processed in Canada. The conversion factor of .725 allows for the estimated weight loss involved in turning iron and steel shapes out of the ingot form. Data on imported rolling mill products are derived by reducing the total of imported steel, including ingots, by the estimated production loss sustained in processing its ingot content.

Domestic disappearance of rolling mill products is the sum of domestic production and imports less exports.

The volume of rolling mill products being made available to Canadian consuming industries as indicated in "domestic disappearance" exceeds that of "net total domestic shipments" of primary iron and steel shapes from Canadian rolling mills as shown in Table 48. This difference is accounted for by the fact that a portion of imports of primary iron and steel shapes is shipped direct to consuming industries without being processed in Canadian mills. Another factor is that data on production of rolling mill products from Canadian ingot as shown in this table do not show actual production but represent output of iron and steel shapes that would be forthcoming from current ingot production.

TABLE 48.—SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES, CANADA, 1946-MARCH, 1952.

Data obtained from monthly issues of *Canadian Statistical Review*, D.B.S. Monthly revisions during 1951, provided by the Steel Division, Department of Defence Production.

The classification "Merchant Trade Products" refers to items produced in integrated mills and covers wire and wire products. The "miscellaneous" category includes all steel used in the following: agricultural and other farm implements, machinery and tools, mining and lumbering industries, pressing, forming and stamping industries, public works and utilities, shipbuilding and steel specifically marked for National Defence purposes. During the year 1949 the amount of steel used for National Defence purposes amounted to .3 per cent of the total miscellaneous category. The classification "Producers' Interchange" represents the amount of steel shipped to producers' own plants or to other plants within the primary industry for further processing e.g. black sheet to galvanizing department; hot rolled bars to make railway track material. See also explanatory note to Table 47.

TABLE 49.—PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA, 1945-MARCH, 1952.

Cast-Iron Soil Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—March, 1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Pressure Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—March, 1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Steel Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—March, 1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

1945—March, 1952 By courtesy the Steel Division, Department of Defence Production. Structural include T-bars, Z-bars, H-beams, I-beams, uprights, angles, etc., where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—1949 *The Hardware Tools and Cutlery Industry in Canada, 1949*, D.B.S.

1950—March, 1952 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Galvanized Sheets:

1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1945—1949 *Primary Iron and Steel Products*, December issues, 1945-1949, D.B.S.

1950—March, 1952 Monthly issues, *Primary Iron and Steel*, D.B.S.

TABLE 50.—SALES AND STOCKS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA, 1949-MARCH, 1952.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 51.—IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA, 1945-MARCH, 1952.

Data on imports obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

Data on exports obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

TABLE 52.—VOLUME OF SELECTED BUILDING MATERIALS UNLOADED AT RAILWAY STATIONS IN CANADA, 1945-MARCH, 1952.

1945—1948 Data obtained from annual issues of *Summary of Monthly Railway Traffic Reports*, D.B.S.

1949—March, 1952 Data obtained from issues of *Monthly Traffic Report of Railways of Canada*, D.B.S.

This series replaces the data on "Movement by Rail of Building Materials" appearing in *Housing in Canada*, prior to the October, 1950, issue which were based on freight loadings at stations in Canada. Whereas the present series covers only freight unloaded for domestic use, thereby including imports and excluding exports, the former series covered freight loaded at Canadian stations and thereby included exports and excluded imports. The present series more closely reflects the use of materials by the construction industry in Canada.

TABLE 53.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946-MARCH, 1952.

Data compiled by the Economic Research Department, C.M.H.C. from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tile, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, gypsum products, asbestos building materials, sanitary ware, mineral wool, sand and gravel.

TABLE 54.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES, NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES BY REASON FOR LAYOFF, CANADA, MARCH, 1948-APRIL, 1952.

Data obtained by courtesy the Economics and Research Branch, Department of Labour.

The figures are compiled on the basis of information submitted through day to day layoff reports and monthly summary reports made by local offices of the National Employment Service. Layoffs that are occasioned by normal seasonal factors are excluded from the compilation as far as possible. For the most part, reports are not received for layoffs involving less than ten workers or for those of less than two weeks' duration.

The layoffs cover manufacturing industries only, and are classified by their cause into three categories: lack of orders; lack of material; and other. The category "other" to a large extent represents non-economic factors such as flood and fire, but it includes some factors that are at least partly economic such as bankruptcies, strikes, and plant closures for repairs or retooling. The latter factors however do not directly reflect the immediate demand and supply conditions of the businesses concerned. The factors which have an immediate bearing on the supply side (lack of material) and on the demand side (lack of orders) of the businesses concerned are shown separately.

TABLE 55.—EMPLOYMENT, UNEMPLOYMENT, AND THE LABOUR FORCE BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL AND ALL INDUSTRIES, CANADA, 1945-MARCH, 1952.

Data for 1945 on employment and unemployment in non-agricultural industries and for the Canadian labour force obtained from *Canadian Labour Force Estimates, 1931-1950*, Reference Paper No. 23, 1951, Labour and Prices Division, D.B.S. Data on employment in the construction industry for 1945 prepared by the Economic Research Department, C.M.H.C. from estimates of paid-workers in the construction industry as contained in *Canadian Labour Force Estimates 1931-1950*, p. 18.

The data in this table for the period 1946-1950 are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates for this period are subject to sampling error. In general the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

The construction industry referred to in Table 55 includes engineering as well as building construction, whereas Table 60 covers the building industry only.

The industry classification used in Table 55 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the business of the establishment as a basis whereas the *Occupational* class shown is based on the *Standard Summary of Occupational Classes*, D.B.S. where the basis is the actual job performed. Force account employees of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non-construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial. The Province of Manitoba was excluded from the June Labour Force Survey, 1950, because of flood conditions. To achieve comparability with preceding periods in this series the Labor and Prices Division, D.B.S. made estimates of the probable Manitoba components for non-agricultural industries and the Canadian labour force and included them with data appearing in the *Canadian Labour Force Estimates 1931-1950*. Estimates of the Manitoba component of the construction industry at June, 1950, were prepared by the Economic Research Department, C.M.H.C. and were included with the data provided in the *Labour Force Survey*, June, 1950.

TABLE 56.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK, CANADA, MARCH, 1949-MARCH, 1952.

Data based on a distribution of employed male construction workers by number of hours worked per week, provided by courtesy the Special Surveys Division, D.B.S. The average number of hours worked per week is shown to indicate overall seasonal variations and longer term trends.* It is calculated from a frequency distribution, somewhat more detailed than that shown in this table, on the assumption that the mid-point of each class interval is representative of the group falling therein. The averages shown are subject to sampling error and should be interpreted with caution. The total number of hours worked per week represents the product of the average number of hours worked per week and the number of male workers employed in the construction industry.

TABLE 57.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, 1945-MARCH, 1952.

Data represent new series compiled by the Employment Section of the Labour and Prices Division, D.B.S. from reports made by employers with 15 or more employees. Indexes of employment in the building industry for the period 1945-1946 obtained by courtesy the Employment Section of the Labour and Prices Division, D.B.S.; for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings, 1947-1950*, 1951, Employment Section of the Labour and Prices Division, D.B.S. and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S. Indexes of employment in the non-agricultural industries for the period 1945-1946 obtained from *Employment, Payrolls and Average Weekly Earnings, 1936-1946, with Index Numbers of Employment, 1921-1938*, 1951, Employment Section of the Labour and Prices Division, D.B.S.; for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings, 1947-1950*, 1951, D.B.S. and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S.

Data for the period 1945-1949 obtained from annual issues of *Annual Review of Employment and Payrolls*, Employment Section of the Labour and Prices Division, D.B.S.; monthly data for 1950 from *The Employment Situation*, D.B.S. and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S.

Data on average weekly earnings in the building industry for the period 1945-1946 obtained by courtesy of the Employment Section of the Labour and Prices Division, D.B.S., for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings 1947-1950*, and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S.

Data on the aggregate weekly payroll in the building industry are the product of the number of persons employed and the average weekly earnings.

TABLE 58.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945-MARCH, 1952.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 57.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 59.—LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND TOTAL LABOUR INCOME, CANADA, 1945-MARCH, 1952.

Data for the period 1945-1950 obtained from *National Accounts, Income and Expenditure, 1926-1950*, 1951, Research and Development Division, D.B.S. Monthly data for 1951-1952 obtained from *Estimates of Labour Income*, D.B.S.

A series on total construction outlay is shown in Table 13 and a comparison of the two series shows trends that are similar but not identical. There are two reasons for some variation in trend. First, the labour component of construction expenditure does not vary exactly as the other components because of changes in labour output per man hour and different rates of change in wage rates and construction material prices or management and overhead expenses. Second, in the case of labour income estimates a different coverage of the construction industry is made than for estimates of total construction expenditure. Whereas Table 13 is intended to cover all construction expenditures, the estimates in Table 59 do not include: 1) expenditures by unincorporated own account contractors and builders, 2) construction outlay by railway and telephone companies, 3) repair and maintenance construction outlay on force account by non-construction companies, 4) construction outlay by Federal, provincial or municipal governments.

TABLE 60.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1944-APRIL, 1952.

Compiled by the Unemployment Insurance Section, Labour and Prices Division, D.B.S., based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 61.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945-MARCH, 1952.

Data compiled by the Unemployment Insurance Statistics Section, D.B.S.

A person who has made at least 180 contributions into the Unemployment Insurance Fund, during the two year period immediately preceding a claim for benefits and has made 60 contributions in the year preceding the claim or 45 contributions in the 6 months preceding the claim establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits is supplementary to data shown in Tables 55 and 60.

The chief limitations of the data in Table 61 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act; from January 1, 1948, to June 30, 1950, salaried personnel earning less than \$3,120 have come under the Act and since July 1, 1950, the ceiling of insurability for salaried employees is raised from \$3,120 to \$4,800 a year; there are therefore, a number of construction workers not covered in this tabulation; (2) not all unemployed workers have made 180 days' contribution prior to their period of unemployment; (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time; (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 62.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, MARCH, 1947-MARCH, 1952.

Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 63.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1945-MARCH, 1952.

Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Citizenship and Immigration.

TABLE 64.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA, 1948-MARCH, 1952.

This series shows the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident with the intention of leaving the country permanently. The data cover skilled construction workers only, with no separate information available on semi-skilled and unskilled construction workers who are lumped with "general labour". The monthly figures are by "date of application" and there is usually a time lag of a month or two between this date and the actual date of departure of the emigrant. This series is currently in the process of being checked and developed further. As revised data become available, they will replace the preliminary series shown here. The data are supplied by courtesy of D.B.S. and the Foreign Exchange Control Board, the compilations being prepared by D.B.S. on the basis of information supplied by the Foreign Exchange Control Board to December, 1951. Data for 1952 estimated by the Economic Research Department, C.M.H.C.

TABLE 65.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, THE BUILDING MATERIAL INDUSTRIES, AND IN ALL INDUSTRIES, CANADA, 1945-MARCH, 1952.

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 66.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945-APRIL, 1952.

Revised composite index of wholesale prices of all construction materials obtained from *Wholesale Price Indexes 1913-1950* D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S. These indexes replace the series formerly published the first quarter, 1951 and preceding issues of *Housing in Canada* on wholesale prices of construction materials in general. For differences between this index and that published in previous issues of *Housing in Canada* see *Wholesale Price Indexes 1913-1950*, D.B.S. p. 4.

Indexes of wholesale prices of residential building materials obtained from *Prices and Price Index Numbers of Residential Building Materials*, March, 1948, D.B.S. and from *Prices and Price Indexes*, April, 1951, D.B.S. Indexes are converted from a 1935-1939 to a 1939 base. The composite index in this series is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The trend of residential building material prices does not vary to a significant extent from the trend for construction materials in general over the period 1926-April, 1952. At April, 1952, the index for residential materials stood at 279 on the 1939 base, the same level as the construction material index at that date.

The purpose of these group indexes is to reflect the *average* movement of prices of building materials having a characteristic use. In interpreting these indexes certain qualifications should be observed before drawing general conclusions from them. First, the price of each building material in a group rises or falls either independently of the other or possibly in an inter-related fashion depending on the extent of their homogeneity. Changes in prices of each material may also occur at varying rates from another. Consequently a group index provides no information with respect to price changes experienced by a specific building material within a group. Attention is drawn to *Price Index Numbers of Residential Building Materials 1926 to 1948*, Labour and Prices Division, D.B.S., March 1949, which sets out in detail the building materials comprising each group. Secondly, though the indexes are designed, by applying appropriate weighting techniques, to express *national averages* of price changes, they may be modified by regional cost differentials. This problem of regional differentials in housing construction costs is treated at length in Chapters 1 and 2, *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946.

TABLE 67.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, 1945-APRIL, 1952.

Data obtained from the Department of Labour.

Indexes for the individual trades other than sheet metal workers, obtained by courtesy of the Economics and Research Branch for the years 1945-1950 and for the months of March and September, 1951. Monthly interpolations on these indexes for the year 1951 and January, 1952 were made on the basis of wage rate schedules for 15 cities supplied by courtesy of the Industrial Relations Branch. Each city in these calculations was weighted according to the number of housing unit completions in 1950. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour for each trade engaged in residential building as established in *The Labour Value of the Building Dollar*, Housing Administration, Department of Finance, Ottawa, 1943, p. 29. The indexes for 1945-1951 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. The indexes for 1945 relate to October; 1946, December; 1947, July; 1948 and 1949, September; 1950 and 1951, March and September.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1950 and by courtesy of the Industrial Relations Board for 1951 and 1952.

The index for all industries was estimated by the Economic Research Department, C.M.H.C., on the basis of the General Average Index as contained in annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1949 and as supplied by courtesy of the Economics and Research Branch for March and September, 1950 and 1951. Monthly interpolations on this index for the year 1950 and first quarter 1951 were made on the basis of average hourly earnings in principal industries as published in monthly issues of *Man Hours and Hourly Earnings*, D.B.S. weighted by relative employment weights in these industries as contained in monthly issues of *The Employment Situation*, D.B.S. Monthly index numbers for the last three quarters, 1951, estimated by the Economic Research Department on the basis of trend during 1949 and 1950.

The indexes for both all construction workers and all industries, including holiday pay allowances, include a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 68.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES, AND INDEXES OF COST OF LIVING AND RENT, 1945-APRIL, 1952.

Composite index of residential building material wholesale prices and wage rates in the construction trades is based on the composite material index shown in Table 66 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 67. Composite index of all construction material wholesale prices and wage rates in the construction trades is based on the composite material index obtained from *Wholesale Price Indexes 1913-1950*, D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S., and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 67. The weights are based on the proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, p. 36. The materials are weighted 58.3 in percentage terms, and the wage rates 41.7.

Revised index of wholesale prices of all commodities obtained from *Wholesale Price Indexes 1913-1950* D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S. For differences between this index and that published in *Housing in Canada*, First Quarter, 1951, and previous issues, see *Wholesale Price Indexes 1913-1950* D.B.S. p. 4.

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TABLE 69.—PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946-MARCH, 1952.

Data for 1946 and 1947 obtained from Annual Report, 1947, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for 1950-March, 1952 obtained from monthly issues of *New Residential Construction*, D.B.S.

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The series on building materials industry is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile,

drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, mineral wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 71.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1945-APRIL, 1952.

Data for period 1945-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947-April, 1952 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

- (1) Building materials index based on 16 stocks.
- (2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949 and 1950-April, 1952.
- (3) Data converted from a 1935-1939 to a 1939 base.

TABLE 72.—FINANCIAL STATISTICS, CONSOLIDATED STATEMENTS OF TEN REAL ESTATE COMPANIES, CANADA, 1945-1950.

Special compilation by the Economic Research Department, C.M.H.C., based on data obtained from annual issues of *Real Estate Securities*, The Financial Post Corporation Service, Toronto.

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FOREWORD

Housing in Canada is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1945 to the third quarter, 1952, providing monthly or quarterly data for 1951 and the more recent period. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself and is arranged in eight sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house building; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Commencing with the April, 1950, issue of *Housing in Canada*, data on Newfoundland were shown separately in Section 9 of Part II. This separation was made partly in the interest of continuity of the tabular material for the rest of Canada and partly because of the immediate scarcity of statistical information for the Province of Newfoundland. Beginning with the second quarter issue, 1951, all statistical series have been revised to include data that are available for the Province of Newfoundland since March 31, 1949, when Newfoundland became part of Canada.

Some of the material incorporated in this report is obtained from original sources with other data submitted by various Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Citizenship and Immigration, the Superintendent of Bankruptcy, the Dominion Bureau of Statistics, the Department of Defence Production and the Department of the Secretary of State. Data are also provided by the Quebec Government through its Farm Credit Bureau.

Housing in Canada concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Department
Central Mortgage and Housing Corporation*

Ottawa, September, 1952.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS (See Tables 1-6)

Net family formation in Canada, which provides an indication of the growth of the country's housing requirements, increased notably in the first half of 1952, as compared with the corresponding period of 1951. This was mainly occasioned by heavier immigration. Net migration of married females rose by 47 per cent from 11,600 in the first half of 1951 to 17,000 in the first half of 1952; on the other hand, there was little change in the marriage and death rate of the resident population.

The intensity of a family's requirement for separate living accommodation is affected by the number of children. Probably the greatest change in a family's requirements in this respect comes with the arrival of the first child. Total births in Canada increased by 2 per cent from 188,800 in the first half of 1951 to 192,000 in the corresponding period of 1952. First births also increased by two per cent from 49,300 to 50,100 during the period.

Immigration and Emigration

Following a large increase in the number of new arrivals entering Canada during the first four months of 1952, immigration fell off during May and June of the current year relative to the same months of 1951. The net result, however, was still an increase in immigration of 23 per cent to 98,000 in the first six months of 1952 from 80,000 in the corresponding months of 1951. The rise was most pronounced with respect to the number of arrivals from the United Kingdom which totalled 23,000 persons in the first half of 1952, an increase of 63 per cent from the corresponding period of 1951.

SECTION 2.—HOUSE-BUILDING ACTIVITY (See Tables 7-16)

Housing starts in Canada during May, June and July of 1952, showed an improvement from the levels of the corresponding months of 1951. This upward shift is related to increased flows of institutional mortgage money, to increased lending activity under the National Housing Act and to the levelling off of overall building costs during the past year (see Sections 3, 4 and 7).

Dwellings started in new structures during the first seven months of 1952 numbered 44,050 units, about the same number as in the same period of 1951. Considering only the months May through July, starts were up 8 per cent to 29,700 in 1952 as compared to 27,300 in 1951.

Completions in the first seven months of 1952 numbered 33,100, a decrease of 24 per cent from 1951, and the number of dwellings under construction on July 31, 1952, at 54,300, was 9 per cent lower than a year earlier.

An indication of continued improvement in the number of starts is provided by data for August, 1952, in cities and towns of 5,000 population and over. In this month starts of new dwellings totalled 6,500 units as compared with 3,900 units in August, 1951. A small part of the increase in August, 1952, is accounted for by the inclusion of some areas on the fringe of metropolitan centres which were formerly counted in urban centres under 5,000 population and in rural non-farm areas.

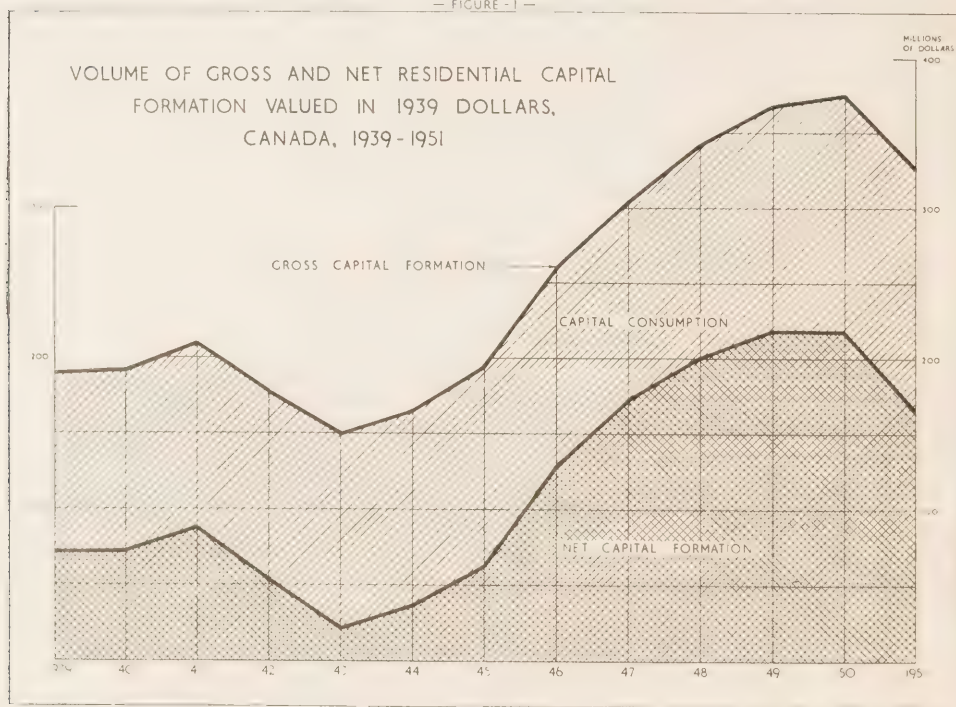
Completed Unsold Houses

There was a slight lengthening in the period required to sell completed dwellings in urban centres in the first six months of 1952. Representing high-priced properties in newly developed locations for the most part, 90 per cent of 1,100 completed dwellings in December, 1951, were unsold for less than 3 months and 9 per cent were unsold for less than 6 months. In June, 1952, 53 per cent of 1,100 completed dwellings were unsold for less than 3 months and 34 per cent for less than 6 months.

Residential and Other Types of New Construction

During the first six months of 1952 capital investment in the form of new construction rose to a new peak level for the period. In terms of 1951 dollars the value of total new construction work put in place totalled \$1.21 billion as compared with \$1.18 billion a year earlier, a volume increase of 3 per cent. In this period an increasing proportion of construction resources was devoted to non-residential building purposes, mainly defence, defence supporting industrial construction and resource development. Non-residential construction comprised 73 per cent of total new construction in the 1952 period as compared with 65 per cent in the 1951 period.

— FIGURE - I —



Gross and Net Residential Capital Formation

Net residential capital formation representing the growth in physical value of national housing stock (on the basis of 1939 dollars), was on a declining trend in 1951 and 1952 from the peak reached in 1950. During the first six months of 1952, net capital formation was valued at \$65 million as compared with \$81 and \$92 million in the comparable periods of 1951 and 1950.

This slowing down in the rate of accumulation in housing stock was associated with the lower levels of starts and completions of new dwellings in 1951, even though as indicated earlier, the trend turned upward again in May, 1952. As a result, gross capital formation representing the value of new residential construction, major improvements and alterations, the installation of non-moveable equipment such as landscaping etc. and supplementary costs decreased. The value of gross capital formation (in 1939 dollars) totalled \$147 million in the first half of 1952 as compared with \$160 million in the 1951 period.

As the housing stock increased cumulatively, capital consumption in the form of depreciation of existing stock and accidental damages increased. In the first half of 1952, capital consumption was valued at \$83 million (in 1939 dollars). This compares with \$79 million in the corresponding period of 1951.

SECTION 3.—PUBLICLY-ASSISTED HOUSE BUILDING

(See Tables 17-39)

Publicly-assisted housing declined relative to privately-financed house building in the first six months of 1952. During the period, dwellings started with public financial assistance numbered 11,400 units or 32 per cent of total starts. In the first half of 1951, publicly-assisted housing starts totalled 15,600 or 41 per cent of total starts. The lower level of government-assisted starts in the first half of the current year is associated with reduced lending operations under the National Housing Act in the fall and winter months of 1951-1952. Again there has been a change in the trend more recently as indicated below.

The National Housing Act, 1944

Reversing the marked downward trend of the late months of 1951, lending operations under the National Housing Act were on a progressively rising scale during the first eight months of 1952. Beginning with April, 1952, when the number of dwellings approved for loans equalled those of April, 1951, relative monthly gains continued in the current year until in August, 1952, the number of dwellings approved for loans were two and one-half times the total for August, 1951. Cumulatively, approvals during the first eight months of 1952 involved 23,607 dwellings or 25 per cent more than in the comparable period of 1951 but 27 per cent below the total in the same period of 1950. The value of loans approved under the Act during the first eight months of 1952 amounted to \$173 million. This compares with total loans valued at \$125 million during the corresponding period of 1951 and \$216 million in the first eight months of 1950.

Direct loans approved by the Corporation on residential mortgages doubled from \$8.8 million in the 1951 period to \$18.9 million in the 1952 period as operations under the Rental Insurance Plan increased notably (see p. 17).

The sustained rise in mortgage lending under the Act during the summer months, reflects in part the easing in down payment requirements introduced in October, 1951,⁽¹⁾ a strong market for rental dwellings in metropolitan areas and some improvement in the availability of funds from private lending institutions (see p. 17).

Data on loan approvals by type of loan during the first six months of 1952 indicate that dwellings for home-ownership declined 4 per cent to 12,077 in

(1) See *Housing in Canada*, Fourth Quarter, 1951, p. 15.

the current period while the number of rental dwellings increased 57 per cent to 4,975 units from the first half of 1951.

Reflecting increased costs per square foot and more liberal lending values introduced under the Act in October, 1951, average loans on one-storey dwellings increased 16 per cent to \$7,906 in the first half of 1952 from \$6,808 in the same period of 1951. Average construction costs per square foot on one-storey dwellings which account for about 44 per cent of dwellings financed, moved up 3 per cent from \$9.02 in the first half of 1951 to \$9.32 in the same period of 1952. Down payments decreased by \$650 on one-storey dwellings to \$3,154 in the first six months of 1952.

Under authority of the National Housing Act, 1944 as amended,⁽¹⁾ the interest rate of new joint loans was raised by $\frac{1}{4}$ of 1 per cent to $5\frac{1}{4}$ per cent calculated semi-annually, effective from September 1, 1952.⁽²⁾ The interest rates on new loans of other types under the Act were also increased by $\frac{1}{4}$ of 1 per cent. This change of $\frac{1}{4}$ of 1 per cent in the interest rate on residential mortgage loans under the Act, reflects the upward movement in the interest yield on long-term Government bonds, which during the past year, has increased by about $\frac{1}{2}$ of 1 per cent.

Prior to September, 1952, when joint loans under the National Housing Act were not available through lending institutions, Central Mortgage and Housing Corporation made direct loans available in centres having a population of less than 5,000. By a change in policy the population band has been widened to cover centres having a population of less than 50,000. Where possible the direct loans will be made through the agency of a lending institution, the lending institution having an option to purchase a joint loan participation in any loan pursuant to the terms of the agency contract.

Federal-Provincial Housing Agreements

Under Section 35 of the National Housing Act which empowers the Federal Government to enter joint partnership agreements with provincial governments for the development of rental housing projects and residential land assembly projects, two agreements were completed in September, 1952.

At Dunnville, Ontario, a rental housing project under joint sponsorship of the Government of Canada and the Province of Ontario was concluded for the development of 25 serviced lots and the construction of 25 houses, which will comprise 18 three-bedroom units and 7 two-bedroom dwellings. The administration of the houses when completed will be assigned to a local housing authority.

Under the land assembly provisions of Section 35 an agreement was negotiated for the servicing of 202 building lots at Cornerbrook, Newfoundland. The total cost of the project is estimated at \$266,700 which will be fully recovered through the sale of the serviced lots. The average selling price of the lots will be about \$1,700.

Federal-Provincial Housing and Land Assembly Projects

Housing operations under joint Federal-provincial agreements involved 431 starts and 105 completions during the first half of 1952, a marked increase over the first half of 1951 when only 4 units were started and 84 completed. At the end of June, 1952, 517 units were under construction compared with 60 one

(1) See *Housing in Canada*, Second Quarter, 1951, p. 13.

(2) Order in Council P.C. 3907, dated August 27, 1952.

year earlier. Projects involved are located at Saint John, New Brunswick, St. John's, Newfoundland, Prince Rupert, B.C., Moose Jaw, Saskatchewan and Windsor, Saint Thomas, Fort William and Midland in Ontario. Expenditures in the period amounted to \$1,485,000.

Under the land assembly provisions of the Federal-provincial scheme 809 building lots were started, 144 were completed, and 165 lots were sold or placed under option in the first half of 1952. At the end of June, 1952, 2,318 lots were under construction, as compared with 1,757 one year earlier. Total expenditures rose to \$480 thousand from \$297 thousand in the same period of 1951.

Land Assembly Projects Under Section 11B of the National Housing Act, 1944

Land assembly projects sponsored by lending institutions under Section 11B of the National Housing Act, 1944, were in a sales position with respect to 212 lots at the end of June, 1952. During the first half of 1952, 7 lots were sold as compared to 158 lots in the corresponding period of 1951. Expenditures in the current period amounted to \$47 thousand, about one-half the total for the first half of 1951.

Veterans' Rental Housing Projects Under Central Mortgage and Housing Corporation

The construction of rental units for veterans under Federal-municipal agreements continued in three municipalities during the first half of 1952. During the period 463 dwellings were started and 213 units were completed leaving 364 dwellings under construction at the end of June, 1952. In the first half of 1951 completions numbered 475 units and 438 dwellings were in various stages of construction at the end of June, 1951. Expenditures totalled \$1.7 million in the 1952 period, relatively the same amount expended in the preceding year.

Veterans' Land Act, 1942

House building under the Veterans' Land Act declined in the first half of 1952 owing mainly to reduced activity under the "small holdings" and "full-time farming" provisions of the Act. New dwellings started numbered 369 in the first six months of 1952, a decrease of 42 per cent from the 635 units initiated in the preceding year. Completions were also lower, numbering 899 units or 12 per cent less than in the first half of 1951. Expenditures decreased 33 per cent to \$3.1 million during the current period.

Armed Service Permanent Married Quarters

The construction of armed service married quarters by the construction division of Central Mortgage and Housing Corporation was on an increasing scale of operations during the first half of 1952. In this period dwellings started numbered 1,234 units or 85 per cent above the number started in the first half of 1951. Dwellings completed increased by 21 per cent to 1,610 units for the current period while expenditures declined 21 per cent to \$9.9 million in the 1952 period.

Defence Construction Limited

During the first seven months of 1952, armed service married quarters started by Defence Construction Limited numbered 289 units which compares with starts of 462 units in the first seven months of 1951. Completions totalled 292 units in the 1952 period.

The value of contracts awarded for all types of construction by Defence Construction Limited totalled \$89.5 million in the first seven months of 1952 as compared with \$110.7 million in the same period of 1951.

Department of National Defence Schools

Ten new schools were completed by Central Mortgage and Housing Corporation for the Department of National Defence during the first six months of 1952. Schools under construction at various camp sites numbered 8 at the end of June, 1952. During the first half of 1952 expenditures totalled \$.5 million as compared with \$2.9 million in the same period of 1951.

Defence Workers' Housing

During the first half of 1952, defence workers' housing approved by the Department of Defence Production involved the completion of 22 units and the initiation of 39 dwellings. Expenditures for the period totalled \$.8 million. By the end of June, 1952, one of the three projects approved in 1951 was completed.

Canadian Farm Loan Act, 1927

The Canadian Farm Loan Board established in 1929 under the Canadian Farm Loan Act is engaged in mortgage lending to Canadian farmers for all productive farm purposes including the construction and repair of farm houses. The Board was formerly limited to lending not more than 50 per cent of valuation and \$5,000 on first mortgage and not more than 66 $\frac{2}{3}$ per cent of valuation and \$6,000 on combined first and second mortgage loans. By virtue of an amendment⁽¹⁾ to the Act passed on June 18, 1952 these limitations were changed and the Board now lends up to 60 per cent of valuation and \$10,000 on first mortgage and up to 70 per cent of valuation and \$12,000 on combined first and second mortgage loans. First mortgage loans are repayable on an amortized plan for 25 years or less and the current rate of interest on first mortgages, in effect since April 1, 1952, is 5 per cent per annum. Prior to this date, the interest rate on first mortgages was 4 $\frac{1}{2}$ per cent per annum.

New farm dwellings approved for loans under the Canadian Farm Loan Act in the first half of 1952, involved 10 units. The value of these 10 loans totalled \$36,000. 36 loans valued at \$32,000 were approved for the alteration and improvement of existing farm residential dwellings.

In the first half of 1951, 21 new farm dwellings were approved for loans totalling \$49,000; and 33 loans were approved, amounting to \$15,000 for the alteration and improvement of existing farm dwellings.

Farm Improvement Loans Act, 1944

Lending operations under the Farm Improvement Loans Act were slightly lower in the first six months of 1952 than a year earlier. Approvals for the period involved 246 loans for the construction of new farm dwellings amounting to \$413,000 and 593 loans for alterations and improvements of existing dwellings amounted to \$587,000.

During the first half of 1951, 320 loans for new farm houses were approved involving \$523,000, and 539 loans for the alteration and improvement of existing dwellings amounting to \$531,000.

(1) Bill No. 275, Sixth Session, Twenty-First Parliament, 1 Elizabeth II, 1952.

*Property Management Operations, Central Mortgage
and Housing Corporation*

The number of rental dwellings under management of the Corporation decreased from 30,900 at the end of June, 1951, to 21,800 at the end of June, 1952, as the sales program of war workers' and veterans' units together with the return of leases on home conversion rental units to their owners, continued to exceed the number of new rental units coming under management.

The vacancy rate on these dwellings at the end of June, 1952 was 0.4 per cent compared with 0.5 per cent a year earlier.

Rental Insurance Plan

With the resumption of direct mortgage lending by the Corporation on Rental Insurance projects after October 9, 1951,⁽¹⁾ net approvals under the Rental Insurance Plan increased notably in the first six months of 1952. During the period loans were made with respect to 26 projects involving 2,072 rental units at an estimated cost of \$16.8 million. This compares with loan approvals on 13 projects covering 603 units at an estimated cost of \$5.5 million in the 1951 period.

The Province of Quebec Farm Credit Bureau

Authorizations by the Quebec Farm Credit Bureau for interest subsidies on residential mortgage interest charges in excess of 3 per cent, were on a declining trend in the first six months of 1952.

In the first half of 1952 3,070 applications for interest subsidies were approved, exceeding slightly the 2,979 approved in the 1951 period. The number of dwellings for which interest subsidies were approved in the first half of 1952 totalled 3,511 units, a decrease of 6 per cent from the preceding year. The interest subsidy committed amounted to \$6.3 million in the 1952 period, as compared with \$6.4 million in the 1951 period.

SECTION 4.—REAL ESTATE LENDING

(See Tables 40-42)

Real Estate Lending

Institutional mortgage lending for the months of May and June in 1952 was notably above the level of the corresponding period of 1951. While this increase was not sufficient to make up for the lower level of lending in the first four months of the year, the rising trend during May and June of 1952 indicates a recovery from the reduced level of lending during the corresponding months of 1951. This recovery was most evident in the new residential construction loan sector.

During the first half of 1952 the value of mortgage loans approved on all types of property amounted to \$232.8 million or 12 per cent less than in the same period of 1951. Reflecting an upward movement in May and June, 1952, the value of all loans approved for this period totalled \$99.4 million or 17 per cent higher than in the same period of 1951. Correspondingly, the number of loans approved in the first six months of 1952, at 28,251, was 18 per cent below the number approved in the first six months of 1951, while in May and June of 1952 the number of loans approved, at 11,400 was down 1 per cent.

(1) See *Housing in Canada*, First Quarter, 1952, p. 15.

The value of mortgage loans approved on *new non-farm residential construction* comprising 56 per cent of the total value of approvals in the 1951 period and 60 per cent in the 1952 period, amounted to \$137.7 million in the first half of 1952, or 6 per cent lower than in the preceding year. For the first six months of the year the number of dwellings approved decreased relatively more than the value of loans, 12 per cent as compared with 6 per cent. Also the increase in the number of dwellings approved in May and June, from 7,500 in 1951 to 8,800 in 1952 was less than the corresponding increase in value, 18 per cent as compared with 28 per cent.

Loans for new construction of non-residential non-farm property, which characteristically account for under 10 per cent of institutional mortgage lending, showed a similar trend. The amount of these loans approved was lower for the whole of the first half of 1952 than in the same period of 1951, but was higher in the months of May and June. The demand for loans of this type has been moderated by the effects of the deferred depreciation provisions⁽¹⁾ which aim to defer non-essential capital projects by making these types of investment ineligible for capital cost allowances under the Income Tax Regulations.

Mortgage loans approved on both existing residential and non-residential property, declined in number and amount from the first half of 1951 to the corresponding period of 1952. In the residential sector the number of dwellings approved declined 18 per cent and in the non-residential sector the value of loans approved declined by 15 per cent. For the second quarter of 1952, these loans were close to the level of 1951. This level in itself however represents a substantial decline from 1950 when real estate activity in existing property was intense. The number of new non-farm dwellings on which loans were approved totalled 20,989 units or 12 per cent less than in the first half of 1951. Of these 20,989 units, rental dwellings as roughly measured by multiple units numbered 6,688, an increase of 11 per cent and single dwellings numbered 14,301, a decrease of 19 per cent.

Loans were approved on 15,970 *existing* non-farm dwellings representing a decrease of 18 per cent, and the value of loans at \$55.2 million, represented a decrease of 16 per cent from the first six months of 1951.

Mortgages Registered and Discharged

Mortgage registrations on new and existing real estate in the Greater Toronto Area numbered 20,234 in the first half of 1952 or 5 per cent below the corresponding period in 1951. Dwelling units started in the area numbered 4,240 in the first half of 1952, a decline of 33 per cent from the same period in 1951. In view of the sharp decline in new starts, the moderate falling off in registrations suggests a continued buoyancy in the market for existing real estate.

The number of mortgage discharges remained at relatively the same level in the periods under review totalling 14,500 in the first half of 1952 as against 14,400 a year earlier.

SECTION 5.—BUILDING MATERIALS (See Tables 43-55)

Production of Building Materials

Overall output of building materials in the first six months of 1952, as compared with the same period 1951, declined even though there were increases in

(1) For further details see *Housing in Canada*, Second Quarter, 1951, p. 12.

some fields, notably iron and steel items. There were several reasons for the overall decline. Production of building materials during most of 1951 had risen quite rapidly, a great deal of it to meet the specific requirements of the house-building industry. But as house-building activity declined, notably in the second half of 1951, with the decline continuing on a reduced scale into early 1952, inventories of building materials piled up, leading to a reduction in current production.

Within the construction industry the emphasis on power development, railroads, pipelines and defence supporting projects continue to create special demands from specific structural materials such as cement, heavy timbers and iron and steel forms. Although cement production rose 4 per cent to 8.7 million barrels during the first half of 1952, the supply situation was tight owing to above normal requirements in power projects. Structural timbers were in adequate supply despite a slight decline of 9 per cent to 3.1 million board feet in the first six months of 1952 owing in part to a strike which commenced on June 16, among West Coast loggers and sawmill workers. Production of iron and steel rolling mill products from Canadian ingot increased over the period (see below) as the Canadian steel industry expanded output through improved use of installed capacity. Imports of steel forms from the United States remained at a high level despite the strike in American steel mills which extended from April 29 to July 28.

The extension of municipal land assembly programs for residential and industrial use continued to create a sustained demand for sewer and water pipe during the first half, 1952. Vitrified sewer pipe output reached 2.2 million feet for the period, an increase of 9 per cent and production of cement pipe and tile advanced 7 per cent to 114 thousand tons.

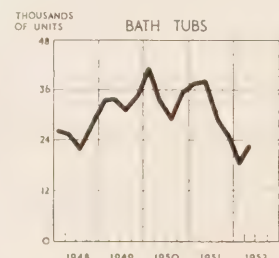
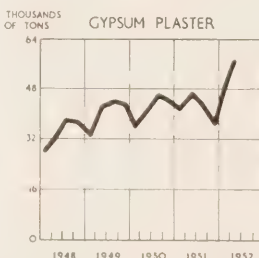
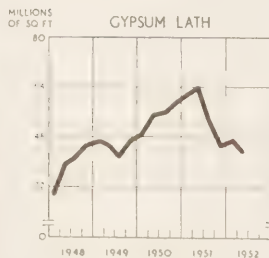
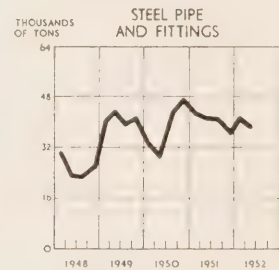
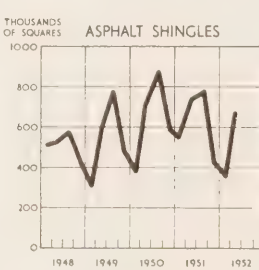
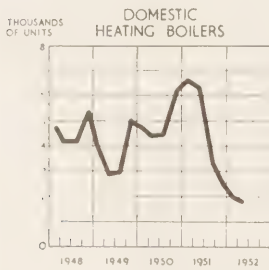
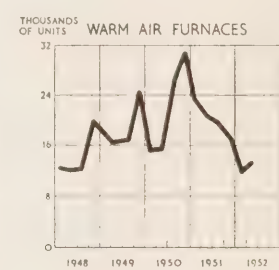
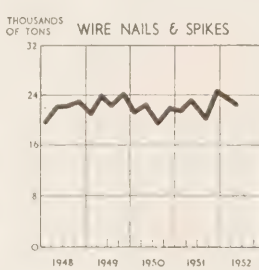
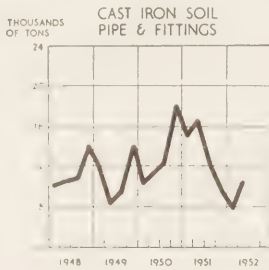
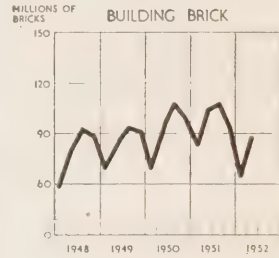
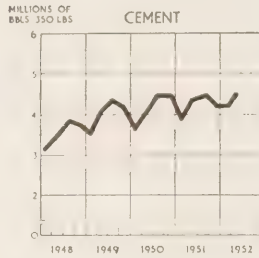
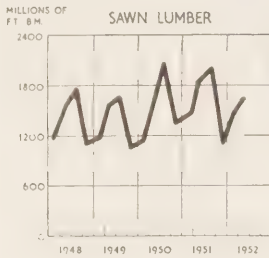
On the strength of a large output in the first quarter of 1952, production of hot water storage tanks at 89 thousand units was 13 per cent higher in the first six months of 1952 than in the same period in 1951, and structural tile output increased 12 per cent to 99 thousand tons. The rising trend in the use of wet wall interior finish which has induced a three-fold advance in gypsum plaster production since 1945, continued in the first half of 1952, as output at 106 thousand tons was up 18 per cent over the 1951 period.

The physical volume of output of 24 other building materials which follow in varying degrees the course of house-building activity, was lower in the first half of 1952 than a year earlier. In the plumbing and heating products group, with the exception of hot water storage tanks, declines ranged from 32 to 71 per cent; and in the sanitary ware group, three items namely sinks, bathtubs and wash basins decreased from 35 to 53 per cent. Electrical wire and wiring devices comprising four items dropped from 32 to 44 per cent; mineral wool insulation products fell 22 per cent; and gypsum wall board and lath were reduced 8 per cent and 29 per cent respectively over the period. Wood fibre building board and hardwood flooring declined 16 and 33 per cent.

Two of the principal structural building products, concrete blocks and building brick decreased 14 and 19 per cent and output of flue linings was down 35 per cent. Asphalt products in the form of shingles and felts also declined, 21 and 29 per cent respectively.

— FIGURE -2—

PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA, QUARTERLY, 1948 - 1952



Supply and Demand for Building Materials

Reflecting the reduced absorptive capacity of the building industry for materials, in association with a reduced scale of residential and commercial building operations during the past year, producers' sales of building products were markedly lower in the first half of 1952. During the period, sales of cement and hot water storage tanks were higher than a year earlier but shipments of thirteen items were lower.

Three products in the electrical wire and wiring devices group, namely non-metallic sheathed cable, single pole switches and outlet boxes declined from 40 to 58 per cent in the period. Hot water tank heaters and domestic heating boilers in the plumbing and heating group were down 26 and 59 per cent respectively while sales of sinks and bathtubs were lower by 26 and 39 per cent. Gypsum products in the form of wallboard, plaster and lath decreased from 9 to 31 per cent and shipments of building brick, mineral wool batts and flue linings were reduced 16 and 19 per cent.

In general, stocks of building materials were higher at the end of June, 1952, than a year earlier though inventories were being worked down during the second quarter of 1952. Stocks of cement, mineral wool batts and gypsum plaster at the end of June, 1952, equalled those of June, 1951 and in the case of domestic heating boilers and non-metallic sheathed cable, inventories were lower at the end of the current period. Stocks of the 10 remaining items on which data are available were from 30 per cent to 9 times higher at the end of June, 1952.

Imports

Indicative of a greater relative dependence on domestic sources of supply, imports of eleven building products were notably lower in the first half of 1952 than in the same period of 1951. Only in the case of five items, namely hardwood flooring, wallboard building board, mineral wool, hot water tank heaters and cast-iron radiators were shipments higher during the period.

Imports of common colourless window glass and cement, which have been at high levels in the post-war years, declined 49 and 36 per cent respectively during the first six months of 1952. Two items in the plumbing and heating equipment group, domestic heating boilers and warm air furnaces decreased 35 and 41 per cent while in the sanitary ware group imports of bathtubs, closets, sinks and basins dropped 60 per cent. Foreign shipments of four remaining materials including builders' hardware, paints, pigments and varnishes, building brick and gypsum plaster were also considerably lower in the period under review.

Exports

Exports of building materials showed a mixed trend during the first six months of 1952 as four items registered gains, six moved to lower levels and two remained at the same level as a year earlier. Shipments of sawn lumber moved up 3 per cent to 1.7 billion board feet in the first half of 1952. After a slow start in the first quarter, 1952, lumber sales to the United States showed increasing strength in the second quarter and by the end of June at 1 billion board feet were only 3 per cent less than in the first half of 1951. Exports of lumber to the United Kingdom in partial fulfillment of contracts signed in 1951 advanced 29 per cent to .6 billion board feet. Wood fibre insulating board continued the

rising trend of 1951 reaching 24 million square feet or 35 per cent above the quantity exported in the first half of 1951. Other lumber products namely wood shingles, wood laths and hardwood flooring declined from 18 to 65 per cent. Decreases were also registered in paints, pigments and varnishes and common colorless window glass, while exports of cement and building brick remained at the same levels as in the preceding year.

Shipments of Primary Iron and Steel Shapes

Total domestic shipments of primary iron and steel shapes from producers to consuming industries totalled 1.6 million net tons during the first six months of 1952, the same level as in the previous year. Currently the pattern of primary distribution to end users was shifting from containers and automotive industries to defence and defence supporting industries such as ship building, railways and utilities.

Direct shipments of iron and steel shapes to the building construction industry in the first half of 1952 at 186 thousand tons were lower by 7 per cent from the previous year. Sales to the automotive industry were sharply reduced by one-third to 91 thousand tons and the containers industry and wholesalers and warehouses each received 17 and 8 per cent less than in the first half of 1951.

The largest increase in shipments of iron and steel shapes during the 1952 period was to the "miscellaneous" group of industries which includes ship-building and utilities. Receipts of iron and steel shapes by this group rose 15 per cent to 432 thousand tons. The merchant trade products and railway industries were shipped 218 and 338 thousand tons respectively, representing increases of 6 and 3 per cent from the first half of 1951.

Production, Imports and Exports of Rolling Mill Products

Output of steel ingot continued to increase during the first half of 1952 though at a slightly slower rate than in 1951. During the current period production reached 1.85 million tons or 5 per cent above the 1.76 million tons processed in the first half of 1951 which in turn represented an advance of 7 per cent above output in the preceding year. Production of pig iron followed a similar pattern increasing 6 per cent to 1.33 million tons in the first six months of 1952 following a rise of 13 per cent in the 1951 period from the previous year.

Production of rolling mill products from Canadian ingot together with imports of iron and steel forms totalled 2 million net tons, 11 per cent above the corresponding period of 1951. Despite work stoppage in American steel mills during most of the second quarter, Canadian imports of rolling mill products were at a high level in the first half of 1952. Owing to imports reaching a new peak in the first quarter, equal to 70 per cent of Canadian domestic output, the total for the first six months of 1952 amounted to .9 million net tons, 23 per cent above the comparable period of 1951. Exports of rolling mill products, partly for conversion and re-import, involved 35 thousand tons as compared with 30 thousand tons in the first half of 1951.

Production, Sales and Stocks of Iron and Steel Building Materials

Of the six iron and steel building materials covered in this review, output of two items was slightly higher in the first half of 1952 and four products were below production levels of a year earlier. Output of galvanized sheets rose 5 per cent to 58 thousand tons and wire nails and spikes at 46 thousand tons were 2 per cent above the record production of the first half of 1951.

Among the materials moving to lower levels of output, steel pipe and fittings declined 6 per cent to 79 thousand tons and structural steel at 87 thousand tons decreased 22 per cent from the first six months of 1951. Cast-iron pressure pipe and soil pipe were down 37 and 43 per cent respectively to 45 thousand tons and 18 thousand tons.

Data on sales and stocks of three iron and steel building materials reflect some easing of current requirements for the building industry. Although sales of wire nails and spikes at 45 thousand tons equalled those of the first half of 1951, stocks at the end of June, 1952, were up 41 per cent to 14 thousand tons. In the case of steel pipe and cast-iron soil pipe producers' shipments declined 14 and 41 per cent respectively to 77 thousand tons and 16 thousand tons in the first half of 1952. Stocks of both items at the end of June, 1952, were at the same levels as a year earlier.

Imports and Exports of Iron and Steel Building Materials

With the exception of skelp, imports of four iron and steel building materials were lower in the first half of 1952 than in the same period of 1951. Skelp imports reached 84.8 thousand tons in the current period, an increase of 30 per cent. Wire nails led the declines with a decrease of 44 per cent to 3 thousand tons and galvanized sheets and structural steel imports eased off 18 and 7 per cent to 3.4 thousand tons and 131 thousand tons in the first half of 1952.

Exports of iron and steel building products represent only fractional proportions of domestic output. Structural steel exports totalled 3 thousand tons, wire nails 106 tons and cast-iron soil pipe 600 tons during the first half of 1952 while foreign shipments of steel pipe and tubing amounted to 1,000 tons.

SECTION 6.—BUILDING LABOUR

(See Tables 56-66)

Employment and Earnings

Although the number of tradesmen engaged on residential construction was lower during the period January-May, 1952, owing to an average decrease of 13,800 units under construction from a year earlier, employment of construction workers on defence projects, defence supporting projects and natural resources development partially counter-balanced the decline in employment on residential building. After a relatively slow start in the early months of 1952 the pace of construction operations increased to about the same proportions by mid-year 1952 as in 1951. According to the quarterly Labour Force survey carried out by the Dominion Bureau of Statistics, the number employed in the construction industry totalled 356,000 during the week ending May 31, 1951, remaining at the same level as the number employed in construction one year earlier. Employment in all non-agricultural industries showed a slight rise of 1 per cent to 4.3 million representing a slower rate of increase than in recent years.

Sample data on the number of hours worked per week suggest that construction workers on the average were putting in a longer work week in the first half of 1952 than in the same period a year earlier. On the basis of sample data for May 31, 1952 the work week averaged 42 hours as against 43 hours a year earlier. Reflecting substantially increased weekly wages, especially among the larger construction firms (see below), labour income in the construction industry during the first half of 1952 increased 25 per cent to \$393 million.

This rate of increase was markedly higher than the rise in total labour income which was affected by work stoppages in several manufacturing industries (see p. 25). Total labour income advanced 12 per cent to \$5.2 billion in the more recent period.

Employment in construction firms with 15 or more employees increased more rapidly than total construction employment. Construction firms with 15 or more employees reported an increase of 8 per cent in average monthly employment to 130 thousand workers during the first six months of 1952. At the same time average weekly earnings rose 18 per cent to \$57.46 in association with a longer average work week of 2 hours per week and higher hourly earnings (see p. 27).

The relatively rapid rise in construction employment in the larger firms is associated with the fact that larger projects in the defence and defence supporting sector make up a greater proportion of the total construction program than last year.

The Labour Market

With the heavy concentration of larger construction projects in some areas, and a decline of house-building activity in other areas, the labour market for construction workers varied considerably from shortages in some areas to surpluses in others. Overall the number of unemployed workers was higher in the first half of 1952 than in the same period of 1951. The number of persons without jobs and seeking work in the construction industry as reported by the Labour Force Survey at May 31, 1952, totalled 20,000 workers, an increase of 6,000 or 43 per cent from the number without jobs a year earlier.

As an indication of employment conditions in urban areas, registrations of unplaced tradesmen in construction trades at National Employment Service offices showed a consistently higher level in the first seven months of 1952, averaging 47,900 per month as against 33,700 per month in the corresponding period of 1951. Unfilled vacancies, mainly for carpenters and unskilled construction workers were only slightly lower in the 1952 period, averaging 2,900 per month as compared with 3,300 per month a year earlier.

Supply of Construction Workers

Immigration of skilled construction workers was higher during the first six months of 1952 than for any corresponding period in the post-war years, numbering 4,300 tradesmen, or 35 per cent above the number entering Canada in the comparable period of 1951, the previous post-war peak. Carpenters, brick layers and electricians continued to make up the largest of the trade groups representing 37, 22 and 17 per cent respectively of the total skilled construction workers.

A second source of skilled construction workers, the Federal-Provincial Apprenticeship Training Program, was at about the same level of activity in the 1952 period as in the previous year. New data on apprenticeship training show that 544 were graduated as journeymen during the first six months of 1952 as compared with 571 graduates in the same period of 1951. New entries registered under the program numbered 831, slightly lower than the 988 new apprentices in the first half of 1951. At the end of June, 1952, the number in training totalled 5,400 as against 5,600 a year earlier.

Strikes and Lockouts in the Building Industry and in All Industries

The levelling-off of overall construction employment in the first half of 1952, coupled with particularly heavy wage demands on the part of construction workers, led to a substantial increase in time lost through strikes.

Labour disputes in the construction industry increased from two strikes in the early months of 1952 to six in June, 1952, three more than in June, 1951. The number of working days lost was also higher in the first six months of 1952. Working days lost in this period, totalled 192,000 as compared with 13,000 in the corresponding period of 1951.

Owing to work stoppages through strikes mainly in the textile and clothing industries the number of working days lost in all industries also showed an appreciable increase in 1952. Days lost totalled 1.3 million, nearly six times the total in the first half of 1951.

Employment and Earnings in the Building Material Industries

Although the number of persons employed in firms of 15 or more employees in building material industries was lower during the first half of 1952, in line with reduced output of building products, average weekly earnings of employees in these firms increased during the period. Monthly employment averaged 112,200 workers during the first six months of 1952, or 6 per cent less than a year earlier, while average weekly earnings at \$54.44 were 10 per cent higher than in the first six months of 1951.

Non-Seasonal Lay-offs in the Building Material Industries

During the first seven months of 1952, the number of employees in building material industries laid off for non-seasonal reasons totalled 2,050 workers in 35 establishments. This compares with lay-offs of 1,300 workers in 23 establishments during the same period of 1951. Indicative of some slackening in demand for lumber and lumber products mainly, about 70 per cent of those employees laid off in the 1952 period were released due to "lack of orders" as against 34 per cent in the 1951 period.

The shift in emphasis from problems of material supplies to those of orders, indicates that most building material industries have met the production requirements of the expansion of the last year and a half. "Lack of materials" was the determining factor in lay-offs of only 6 per cent of employees during the first seven months of 1952 while in the 1951 period this factor accounted for 40 per cent. The level of non-seasonal lay-offs for "other" reasons such as fires, repair of machinery etc. was about the same in the periods under review.

Strikes and Lockouts in the Building Material Industries

There were fewer strikes in the building material industries in the 1952 period than a year earlier and only 10,000 working days were lost, representing a decline of 50 per cent from the number lost in the first six months of 1951.

Legislation—The Unemployment Insurance Act, 1940

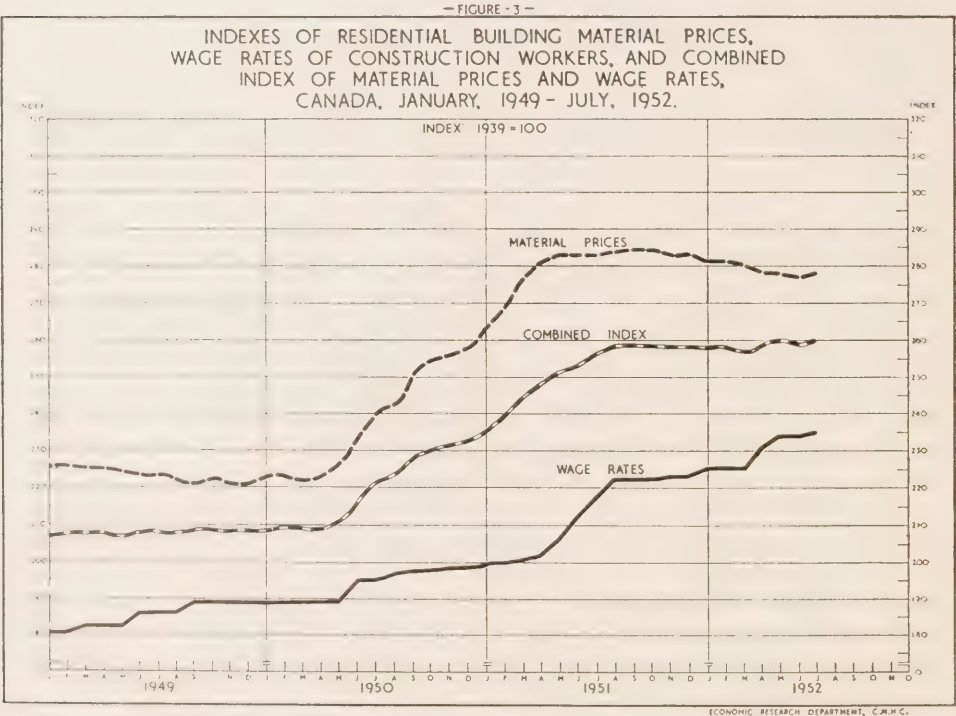
In June, 1952 certain benefits to unemployed persons registered under The Unemployment Insurance Act, 1940, were increased. Bill No. 332⁽¹⁾ "An Act to amend The Unemployment Insurance Act, 1940" was given Royal Assent on

(1) Sixth Session, Twenty-First Parliament, 1 Elizabeth II, 1952.

July 4, 1952, and provides for more liberal terms in unemployment benefits. In general the amendments contained in the Bill encompass five major changes: (1) effective July 14, 1952, the maximum benefits for a person with a dependent is increased to \$24 a week from \$21 a week with comparable increases in most other benefit rates; (2) effective July 14, 1952, the period of "waiting days" prior to entitlement of unemployment insurance payments is reduced from 8 days to 5 days, not counting the one non-compensable day; (3) under authority of the Bill, regulations may be made which will provide that, if a claimant starts a second benefit year on termination of a previous benefit year, the waiting days normally served at the beginning of a benefit year may be deferred; (4) effective September 1, 1952, the period of supplementary benefit is extended 15 days permitting it to be paid from January 1 to April 15 in place of to March 31 as formerly authorized and (5) with reference to those seeking work, the principle of fair employment practice has been defined to provide that, in referring workers seeking employment at National Employment Offices, equal opportunities will be afforded applicants regardless of racial origin, colour, religious belief or political affiliations.

SECTION 7.—BUILDING COSTS
(See Tables 67-70)

The record volume of overall construction activity in the first half of 1952 (see p. 12) was taking place without a corresponding rise in building costs. By the end of July, 1952, the combined index of wholesale prices of residential building materials and hourly wage rates of construction workers stood



at 260, only 2 points above the index at January, 1952 and 3 points higher than at July, 1951. Hourly wage rates of construction workers continued to increase but the effect of this was partly offset by a decline in the price of some building materials.

Residential Building Material Prices

Prices of residential building materials moved in a narrow range of increases and decreases during the 12-month period to July, 1952. Modest increases in some fabricated items were overbalanced by a slow but steady decline in prices of lumber and its products, sufficient to draw the composite index in a downward trend. At July, 1952 the composite index of residential building materials was 278, or 2 per cent less than at July, 1951.

As the shift in the construction industry continued from housing and commercial buildings to power development, railroads, pipelines and industrial defence supporting structures, the demand for construction materials was concentrated on heavy structural items such as iron and steel products, cement, gravel, sand and stone and brick. Concurrently, the demand for lumber and its products on world markets was at a lower level than a year earlier and prices of this component were being moderately affected. With a decreased output of most fabricated building materials taking place (see p. 18), such price increases as occurred on individual items derived from cost adjustments in input factors such as raw materials and wage rates (see p. 25).

Of the nine sub-groups making up the composite index of residential building materials, price indexes of four were lower at July, 1952 than a year earlier; one was at the same level and four were higher. The group indexes for lumber and its products, paint and glass, and electrical equipment and fixtures each declined 4 per cent over the 12-month period; roofing materials decreased 8 per cent and plumbing and heating equipment remained at the same level. The price index for brick, tile and stone rose 9 per cent, followed by a 6 per cent advance for cement, gravel and sand. Minor increases of 4 per cent and 1 per cent were recorded for "other materials" and lath, plaster and insulation materials.

Wage Rates in the Construction Trades

Annual wage agreements negotiated during the spring months of 1952 raised the index of average hourly wage rates for construction workers to 235 (1939=100) at the end of July, 1952. This represents an increase of 6 per cent above the index at December, 1951 and 8 per cent over the index at the end of July, 1951. Electricians, sheet metal workers and painters led the increases with 11 per cent for the 12-month period; unskilled construction workers followed with 10 per cent and plasterers gained 9 per cent in average rates. Lesser raises of 6 per cent for carpenters and 5 per cent for bricklayers and plumbers were effected during the period under review.

Rent, the Cost-of-Living and Wholesale Price Index

Reflecting a moderate rate of utilization of rental property associated with high income levels and flexible rent regulations in most provinces, the rent index continued a slow upward trend during the first nine months of 1952. Results of the August survey of rents showed a slight increase in the index of average rents to 143.4 (1939=100), or 3 per cent above the level at January, 1952 and 6 per cent higher than a year earlier.

The cost-of-living index which measures average changes in prices of rental accommodation as well as consumer goods and other services, declined slightly in the first 9 months of 1952. At the beginning of September, 1952, the index stood at 184 (1939=100), a decrease of 4 points from January, 1952, and 3 points lower than at September, 1951.

The wholesale price index which measures changes in average prices of eight major groups of commodities⁽¹⁾ at the producer level, declined to 227 at the beginning of July, 1952. This represents a decrease of 5 per cent from January, 1952 and 8 per cent from July, 1951, when the index reached a post-war peak. The main contributors to the gradual decline during the past year have been the vegetable and fibres groups along with a recent weakening in the price index of chemicals.

SECTION 8.—BUILDING INDUSTRY

(See Tables 71-72)

Bankruptcies in the Construction Industry, Building Material Industries and All Industries

The rising trend of total bankruptcies in all industries during 1951 was continued in the first half of 1952; and business failures in the construction industry and building material industries which declined in 1951 turned upward in the first six months of 1952.

Failures in the construction industry numbered 82, averaging \$17,400 in defaulted liabilities for each firm during the first half of 1952. This compares with 69 failures in the same period of 1951 when average liabilities per firm were valued at \$18,680. In building material industries, 23 failures occurred in the 1952 period having an average of \$21,700 in defaulted liabilities as compared with 10 failures with an average of \$17,700 in liabilities per firm in the 1951 period.

Bankruptcies in all industries during the first six months of 1952 increased 60 per cent from 517 in the 1951 period to 825 in the 1952 period. The average of defaulted liabilities per firm decreased to \$14,044 in the current period from \$25,578 in the preceding year.

Common Stock Prices

Market values of common stocks of 16 building material companies and eighty-two industrial companies remained higher in the first seven months of 1952 than in the corresponding months of 1951. In June and July, 1952 the index of stock prices of these companies moved up after faltering in the early spring months. The average of the index of stock prices of sixteen building material companies for the 1952 period stood at 285 (1939=100) or 9 per cent higher than the comparable average a year earlier. The composite index for eighty-two industrial companies averaged 9 per cent higher reaching 197 (1939=100) in the current period.

(1) 296 commodities classified as vegetable, animal, fibres, wood, iron and steel, non-ferrous metals, non-metallic minerals and chemicals.

PART II
TABULAR MATERIAL*

*Sources of tables shown in Part II together with explanatory notes will be found in Part III.

SECTION 1
POPULATION TRENDS

TABLE 1.— NET FAMILY FORMATION, CANADA, 1945 — JUNE, 1952.
(In Thousands)

Period	Marriages	Deaths to Married Persons	Divorces ⁽¹⁾	Net Migration of Married Females	Net Family Formation ⁽²⁾
1945	108.0	48.6	5.1	+ 5.0	59.3
1946	134.1	48.6	7.7	+29.7	107.5
1947	127.3	49.9	8.2	+ 6.2	75.4
1948	123.3	51.5	6.9	+18.0	83.0
1949	123.9	53.0	5.9	+12.1	77.1
1950					
1st Quarter	14.9	14.2	—	+ 1.8	1.2
2nd Quarter	33.6	13.7	—	+ 2.6	21.2
3rd Quarter	44.8	12.6	—	+ .8	31.7
4th Quarter	31.4	13.4	—	+ 1.6	15.1
Total, 1950	124.7	53.9	5.2	+ 6.8	69.2
1951					
1st Quarter	17.0	14.7	—	+ 3.5	4.5
2nd Quarter	32.0	13.5	—	+ 8.1	25.3
3rd Quarter	45.0	12.3	—	+ 6.5	37.9
4th Quarter	34.1	14.3	—	+ 9.6	28.1
Total, 1951	128.1	54.8	5.2	+27.7	95.8
1952					
1st Quarter	16.8	13.2 ⁽³⁾	—	+ 6.9 ⁽⁴⁾	9.2
2nd Quarter	30.7	13.4 ⁽³⁾	—	+10.1 ⁽⁴⁾	26.1

(1) Quarterly data not available.

(2) Quarterly estimates include an allowance for divorces.

(3) Estimated.

(4) Provisional.

TABLE 2.— NUMBER OF BIRTHS BY SEQUENCE OF ARRIVAL,
CANADA, 1945 — JUNE, 1952.

Period	Sequence of Child								
	First		Second		Third		Fourth and Over		Total ⁽¹⁾
	Number	Per cent of Total	Number	Per cent of Total	Number	Per cent of Total	Number	Per cent of Total	Number
1945	79,688	28.9	67,037	24.3	42,406	15.4	86,662	31.4	275,793
1946	98,310	31.0	78,758	24.8	48,185	15.2	91,884	29.0	317,137
1947	113,536	33.0	85,651	24.9	51,730	15.0	93,639	27.1	344,556
1948	98,452	29.6	86,366	26.0	52,938	15.9	94,626	28.5	332,382
1949	97,836	27.8	93,633	26.6	58,848	16.7	101,426	28.9	351,743
1950	96,139	26.9	93,884	26.2	62,142	17.4	105,698	29.5	357,864
1951 ⁽²⁾									
1st Quarter	23,062	26.9	22,462	26.2	14,919	17.4	25,291	29.5	85,734
2nd Quarter	26,266	26.9	25,582	26.2	16,990	17.4	28,805	29.5	97,643
3rd Quarter	25,015	26.9	24,364	26.2	16,181	17.4	27,433	29.5	92,993
4th Quarter	24,787	26.9	24,142	26.2	16,033	17.4	27,183	29.5	92,145
Total, 1951	99,130	26.9	96,550	26.2	64,123	17.4	108,712	29.5	368,515
1952 ⁽²⁾									
1st Quarter	23,593	26.9	22,979	26.2	15,262	17.4	25,874	29.5	87,708
2nd Quarter	26,529	26.9	25,839	26.2	17,160	17.4	29,093	29.5	98,621

(1) For difference between data shown on Table 2 and those shown in Table 3 see p. 115.

(2) Preliminary.

TABLE 3.—NUMBER OF BIRTHS, DEATHS, MARRIAGES AND TOTAL POPULATION,
CANADA, ⁽¹⁾ 1945 — JUNE, 1952.

Period	Births	Deaths	Marriages	Population ⁽²⁾ (000)
1945.....	288,730	113,414	108,031	12,055
1946.....	330,732	114,931	134,088	12,268
1947.....	359,094	117,725	127,311	12,527
1948.....	347,307	119,384	123,314	12,799
1949.....	366,139	124,047	123,877	13,423
1950				
1st Quarter.....	88,682	32,941	14,933	13,688
2nd Quarter.....	96,734	31,685	33,549	
3rd Quarter.....	96,922	28,632	44,843	
4th Quarter.....	88,240	30,391	31,408	
Total, 1950.....	370,578	123,649	124,733	—
1951 ⁽³⁾				
January.....	29,210	10,662	6,176	—
February.....	27,672	11,214	5,468	
March.....	31,385	12,482	5,394	
1st Quarter.....	88,267	34,358	17,038	
April.....	32,707	11,619	7,775	13,984
May.....	33,088	10,440	9,924	
June.....	34,740	9,238	14,317	
2nd Quarter.....	100,535	31,297	32,016	
July.....	32,490	9,104	16,756	—
August.....	33,745	10,155	13,992	
September.....	29,520	8,686	14,254	
3rd Quarter.....	95,755	27,945	45,002	
October.....	34,618	10,395	14,184	—
November.....	30,346	10,677	10,958	
December.....	29,891	11,329	8,925	
4th Quarter.....	94,855	32,401	34,067	
Total, 1951.....	379,412	126,001	128,123	—
1952 ⁽³⁾				
January.....	29,612	11,088	5,054	—
February.....	28,887	9,746	6,481	
March.....	31,922	10,092	5,217	
1st Quarter.....	90,421	30,926	16,752	
April.....	34,418	11,074	7,118	14,405
May.....	32,210	10,797	8,883	
June.....	34,909	9,302	14,707	
2nd Quarter.....	101,537	31,173	30,708	

(1) Excluding Yukon and Northwest Territories throughout and Newfoundland for the period 1945-1948.

(2) Monthly data not available.

(3) Preliminary.

TABLE 4.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1945 — JUNE, 1952.

Period	Males			Females			18 Years and Over			Under 18 Years			Total
	Married		Single	Sub-total		Married	Single	Sub-total		Male	Female	Sub-total	
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,259	11,620	15,879	3,442	3,401	6,843	22,722
1946	6,694	13,799	20,493	36,457	14,779	51,236	9,934	40,818	50,752	10,559	10,408	20,967	71,719
1947	13,799	19,636	33,435	53,162	17,530	30,692	27,281	24,787	52,068	6,154	5,905	12,059	64,127
1948	25,843	41,247	67,090	24,676	33,638	58,324	52,986	45,191	98,177	14,104	13,133	27,237	125,414
1949	22,271	28,862	51,133	20,406	23,653	44,059	39,415	33,266	72,681	11,718	10,793	22,511	95,192
1950	16,026	24,943	40,969	15,221	17,690	32,911	30,684	24,163	54,847	10,285	8,748	19,033	73,880
1951													
1st Quarter	6,199	9,201	15,400	5,156	5,357	10,513	11,899	7,598	19,497	3,501	2,915	6,416	25,913
2nd Quarter	13,087	19,833	32,920	10,342	10,600	20,942	25,565	14,584	40,149	7,355	6,358	13,713	53,862
3rd Quarter	12,970	18,775	31,745	9,217	9,127	18,344	25,747	13,121	38,868	5,998	5,223	11,221	50,089
4th Quarter	15,789	24,288	40,077	12,309	12,112	24,421	32,585	17,931	50,516	7,492	6,490	13,982	64,498
Total, 1951	48,045	72,097	120,142	37,024	37,196	74,220	95,796	53,234	149,030	24,346	20,986	45,332	194,362
1952													
January	3,217	4,680	7,897	2,510	2,722	5,232	6,452	3,957	10,409	1,445	1,275	2,720	13,129
February	2,665	3,567	6,232	2,302	2,434	4,736	4,665	3,306	7,971	1,567	1,430	2,997	10,968
March	4,622	6,569	11,191	3,803	3,646	7,449	8,750	5,306	14,056	2,441	2,143	4,584	18,640
1st Quarter	10,504	14,816	25,320	8,615	8,802	17,417	19,867	12,569	32,436	5,453	4,848	10,301	42,737
April	4,924	6,726	11,650	3,878	3,963	7,841	9,091	5,554	14,645	2,559	2,287	4,846	19,491
May	4,736	6,938	11,674	3,942	4,229	8,171	8,816	5,639	14,455	2,848	2,537	5,385	19,840
June	3,409	5,369	8,778	3,470	3,717	7,187	6,394	5,028	11,422	2,384	2,159	4,543	15,965
2nd Quarter	13,069	19,033	32,102	11,290	11,909	23,199	24,301	16,221	40,522	7,791	6,983	14,774	55,296

TABLE 5.—NUMBER OF EMIGRANTS⁽¹⁾ FROM CANADA, BY SEX,
MARITAL STATUS AND AGE GROUP,
1945 — JUNE, 1952.

Period	Total	Married Females ⁽²⁾	Children under 18 Years ⁽²⁾
1945.....	22,500	—	—
1946.....	33,900	—	—
1947.....	35,000	—	—
1948.....	34,800	6,700	6,200
1949.....	34,100	8,300	7,100
1950			
1st Quarter.....	6,100	1,600	1,300
2nd Quarter.....	8,100	2,000	2,000
3rd Quarter.....	8,900	2,500	2,000
4th Quarter.....	8,200	2,300	2,000
Total, 1950	31,300	8,400	7,300
1951			
1st Quarter.....	5,500	1,700	1,600
2nd Quarter.....	7,200 ⁽³⁾	2,200	2,400
3rd Quarter.....	9,200 ⁽³⁾	2,700	2,900
4th Quarter ⁽⁴⁾	7,700 ⁽³⁾	2,700	2,700
Total, 1951.....	29,600 ⁽³⁾	9,300	9,600
1952			
1st Quarter ⁽⁴⁾	5,500	1,700	1,600
2nd Quarter.....	— ⁽⁵⁾	— ⁽⁵⁾	— ⁽⁵⁾

(1) Estimated.

(2) Not available prior to 1948.

(3) Revised.

(4) Preliminary.

(5) Not yet available.

TABLE 6.— NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY,
1945 — JUNE, 1952.

Period	United Kingdom		United States		Other Countries		Total
	Immi- gration	Emi- gra- tion	Immi- gration	Emi- gra- tion	Immi- gration	Emi- gra- tion	
1945	14,600	5,100	6,400	15,800	1,700	1,600	22,500
1946	51,400	9,100	11,500	22,000	8,800	2,800	33,900
1947	38,800	7,900	9,400	24,100	15,900	3,000	35,000
1948	46,000	7,200	7,400	24,600	72,000	3,000	34,800
1949	22,200	7,600	7,600	23,400	65,300	3,100	34,100
1950							
1st Quarter	2,300	900	1,300	4,600	10,900	600	6,100
2nd Quarter	4,500	1,600	1,800	6,000	16,500	600	8,200
3rd Quarter	3,000	2,500	2,600	5,500	11,300	800	8,800
4th Quarter	3,600	2,000	1,900	5,400	14,100	800	8,200
Total, 1950	13,400	7,000	7,600	21,500	52,800	2,800	31,300
1951							
1st Quarter	4,300	800	1,600	4,200	20,000	500	5,500
2nd Quarter	9,800	900	2,100	5,700	42,000	600	7,200 ⁽¹⁾
3rd Quarter	7,800	2,100	2,300	6,500 ⁽¹⁾	40,000	600	9,200 ⁽¹⁾
4th Quarter	9,200	900	1,700	6,200 ⁽¹⁾	53,600	600	7,700 ⁽¹⁾
Total, 1951	31,100	4,700	7,700	22,600 ⁽¹⁾	155,600	2,300	29,600 ⁽¹⁾
1952							
1st Quarter	8,900	800 ⁽²⁾	1,600	4,200 ⁽²⁾	32,200	500 ⁽²⁾	5,500 ⁽²⁾
2nd Quarter	14,100	— ⁽³⁾	2,300	— ⁽³⁾	38,900	— ⁽³⁾	— ⁽³⁾

(1) Revised.
(2) Estimated.
(3) Not yet available.

SECTION 2
HOUSE-BUILDING ACTIVITY

TABLE 7.— NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA⁽¹⁾, 1945 — JULY, 1952.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽²⁾
<i>Dwellings in New Structures and Conversions⁽³⁾</i>			
1945	— ⁽⁴⁾	48,470	— ⁽⁴⁾
1946	— ⁽⁴⁾	67,194	— ⁽⁴⁾
1947	81,276	79,231	— ⁽⁴⁾
1948	95,340	81,243	— ⁽⁴⁾
1949	93,931	91,655	— ⁽⁴⁾
1950	95,270	91,754	— ⁽⁴⁾
1951	72,079	84,810	
<i>Dwellings in New Structures</i>			
1945	— ⁽⁴⁾	42,488	— ⁽⁴⁾
1946	— ⁽⁴⁾	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949	90,509	88,233	59,503
1950	92,531	89,015	—
1951			
January	2,771	6,950	55,261
February	2,966	6,712	51,534
March	4,064	5,859	49,294
1st Quarter	9,801	19,521	—
April	7,451	5,688	51,090
May	11,699	6,876	55,903
June	9,514	6,609	58,615
2nd Quarter	28,664	19,173	—
July	6,123	4,926	59,766
August	7,461	7,183	59,867
September	5,538	7,002	58,382
3rd Quarter	19,122	19,111	—
October	4,977	8,164	55,180
November	3,798	8,842	50,449
December	2,217	6,499	47,488
4th Quarter	10,992	23,505	—
Total, 1951	68,579	81,310	—
1952			
January	1,705	5,017	44,161
February	2,008	4,442	37,312
March	3,555	3,607	37,259
1st Quarter	7,268	13,066	—
April	7,127	5,325	38,814
May	9,801	5,868	43,306
June	11,095	4,081	50,285
2nd Quarter	28,023	15,274	—
July	8,759	4,715	54,275

(1) Excluding Yukon and Northwest Territories for the period 1945-1951 and Newfoundland for the period 1945-48.

(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 116).

(3) Estimated.

(4) Not available.

TABLE 8.—NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS,
CANADA, 1947 — AUGUST, 1952.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	45,824	13,586	59,410	12,628	2,225	14,853	72,038
1948	57,671	12,026	69,697	15,687	4,810	20,497	85,384
1949	58,370	9,743	68,113	17,565	4,831	22,396	85,678
1950	68,599	7,292	75,891	12,618	4,022	16,640	88,509
1951							
January	2,337	112	2,449	322	0	322	2,771
February	2,406	0	2,406	532	28	560	2,938
March	3,298	279	3,577	415	72	487	3,992
1st Quarter	8,041	391	8,432	1,269	100	1,369	9,701
April	5,889	213	6,102	1,132	217	1,349	7,234
May	7,513	1,313	8,826	2,141	732	2,873	10,967
June	6,386	562	6,948	1,599	967	2,566	8,547
2nd Quarter	19,788	2,088	21,876	4,872	1,916	6,788	26,748
July	4,174	896	5,070	824	229	1,053	5,894
August	3,916	374	4,290	2,324	847	3,171	6,614
September	3,698	973	4,671	537	330	867	5,208
3rd Quarter	11,783	2,243	14,031	3,685	1,406	5,091	17,716
October	3,564	229	3,793	891	293	1,184	4,684
November	2,624	196	2,820	673	305	978	3,493
December	1,569	385	1,954	182	81	263	2,136
4th Quarter	7,757	810	8,567	1,746	679	2,425	10,313
Total, 1951	47,374	5,532	52,906	11,572	4,101	15,673	64,478
1952							
January	1,310	201	1,511	122	72	194	1,633
February	1,668	64	1,732	203	73	276	1,935
March	3,043	202	3,245	289	21	310	3,534
1st Quarter	6,021	467	6,488	614	166	780	7,102
April	5,862	301	6,163	892	72	964	7,055
May	7,590 ⁽¹⁾	428	8,018	1,350	433	1,783	9,368
June	7,389	1,278	8,667	851	1,577	2,428	9,518
2nd Quarter	20,841	2,007	22,848	3,093	2,082	5,175	25,941
July	6,066	545	6,611	1,728	420	2,148	8,339
August	6,453 ⁽²⁾	— ⁽³⁾	— ⁽³⁾	— ⁽³⁾	— ⁽³⁾	— ⁽²⁾	— ⁽³⁾

(1) Revised.

(2) Preliminary.

(3) Not yet available.

TABLE 9.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS,
CANADA, 1947 — JUNE, 1952.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	44,452	7,304	51,756	16,091	4,371	20,462	67,847
1948	48,006	10,029	58,035	14,204	3,858	18,062	72,239
1949	60,262	8,611	68,873	14,133	5,227	19,360	83,006
1950	62,847	7,675	70,522	14,448	4,045	18,493	84,970
1951							
January	5,859	293	6,152	670	128	798	6,822
February	5,437	27	5,464	1,186	62	1,248	6,650
March	4,833	266	5,099	744	16	760	5,843
1st Quarter	16,129	586	16,715	2,600	206	2,806	19,315
April	4,806	292	5,098	541	49	590	5,639
May	5,169	111	5,280	1,248	348	1,596	6,528
June	5,157	234	5,391	1,077	141	1,218	6,468
2nd Quarter	15,132	637	15,769	2,866	538	3,404	18,635
July	3,842	300	4,142	635	149	784	4,777
August	4,881	401	5,282	1,219	682	1,901	6,501
September	4,810	198	5,008	1,415	579	1,994	6,423
3rd Quarter	13,533	899	14,432	3,269	1,410	4,679	17,701
October	6,173	401	6,574	1,182	408	1,590	7,756
November	5,846	787	6,633	1,401	808	2,209	8,034
December	4,354	910	5,264	936	299	1,235	6,200
4th Quarter	16,373	2,098	18,471	3,519	1,515	5,034	21,990
Total, 1951	61,167	4,220	65,387	12,254	3,669	15,923	77,641
1952							
January	3,804	456	4,260	619	138	757	4,879
February	3,796	146	3,942	452	48	500	4,394
March	3,058	230	3,288	292	27	319	3,580
1st Quarter	10,658	832	11,490	1,363	213	1,576	12,853
April	4,265	450	4,715	546	64	610	5,261
May	3,722	655	4,377	1,329	162	1,491	5,706
June	3,380	167	3,547	534	0	534	4,081
2nd Quarter	11,367	1,272	12,639	2,409	226	2,635	15,048

TABLE 10.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,
BY TYPE OF UNIT, CANADA, 1947 — JUNE, 1952.

Period	One Family	Two Family	Row Houses	Apart- ments	Other	Total
1947	58,778	5,310	608	3,694	3,828	72,218
1948	61,787	4,560	1,607	7,836	307	76,097
1949	68,966	7,309	485	11,050	423	88,233
1950	68,685	7,376	145	12,540	269	89,015
1951						
January	5,023	744	0	1,166	17	6,950
February	4,587	876	40	1,195	14	6,712
March	4,410	674	74	685	16	5,859
1st Quarter	14,020	2,294	114	3,046	47	19,521
April	4,064	572	82	953	17	5,688
May	5,103	662	76	1,021	14	6,876
June	5,260	538	50	703	58	6,609
2nd Quarter	14,427	1,772	208	2,677	89	19,173
July	3,675	524	34	659	34	4,926
August	5,318	770	59	1,000	36	7,183
September	5,213	628	80	1,044	37	7,002
3rd Quarter	14,206	1,922	173	2,703	107	19,111
October	6,161	574	24	1,400	5	8,164
November	6,986	476	7	1,370	3	8,842
December	4,566	530	59	1,344	0	6,499
4th Quarter	17,713	1,580	90	4,114	8	23,505
Total, 1951	60,366	7,568	585	12,540	251	81,310
1952						
January	4,239	300	0	478	0	5,017
February	3,273	316	0	853	0	4,442
March	2,522	338	0	747	0	3,607
1st Quarter	10,034	954	0	2,078	0	13,066
April	3,733	488	6	1,098	0	5,325
May	4,490	454	0	924	0	5,868
June	3,172	352	0	557	0	4,081
2nd Quarter	11,395	1,294	6	2,579	0	15,274

TABLE 11.— DISTRIBUTION OF NEW COMPLETED DWELLINGS UNSOLD, BY NUMBER OF MONTHS UNSOLD, AND AVERAGE NUMBER OF MONTHS UNSOLD, METROPOLITAN AREAS AND OTHER MAJOR CITIES,⁽¹⁾ CANADA, 1950 — JUNE, 1952.

Period	Number of Months Unsold								Total Number of New Completed Dwellings Unsold	Average Number of Months Unsold
	1-3		4-6		7-9		10-13			
	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent		
1950										
March	434	70	97	16	54	9	29	5	614	3.5
June	330	63	119	23	36	7	35	7	520	3.7
September	121	41	120	40	28	10	26	9	295	4.6
December	239	78	32	10	13	5	20	6	304	3.1
Annual Average	286	64	97	22	36	8	28	6	447	3.7
1951										
January	187	71	46	18	13	5	16	6	262	3.4
February	120	62	43	22	15	8	16	8	194	3.6
March	104	60	37	21	14	8	18	10	173	4.0
April	83	59	29	21	13	9	15	11	140	4.2
May	129	75	23	13	8	5	13	7	173	3.3
June	169	83	17	8	6	3	11	6	203	3.0
July	214	86	15	6	7	3	13	5	249	2.8
August	234	82	32	12	10	3	11	3	287	2.8
September	344	87	36	9	8	2	9	2	397	2.6
October	531	87	64	10	6	1	10	2	611	2.5
November	867	91	78	7	8	1	9	1	958	2.4
December	1,045	90	108	9	13	1	—	—	1,166	2.3
Annual Average	336	84	44	11	10	2	12	3	401	2.8
1952										
January	983	80	214	17	24	2	3	1	1,224	2.7
February	936	63	492	34	32	2	4	1	1,464	3.2
March	879	66	391	29	57	4	6	1	1,333	3.3
April	759	61	261	20	104	8	15	1	1,139	3.4
May	630	54	365	31	148	13	15	2	1,158	3.6
June	592	53	387	34	130	11	28	2	1,137	3.9

(1) For coverage see p.117.

TABLE 12.—GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1945 — JUNE, 1952.
(Millions of Dollars)

Period	Gross Capital Formation				Capital Consumption			Net Capital Formation
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Depreciation	Accidental Damages	Total	
1945.....	268.7	16.9	5.7	291.3	194.4	5.9	200.3	91.0
1946.....	390.2	21.8	8.1	420.1	210.6	6.0	216.6	203.5
1947.....	506.1	33.6	10.5	550.2	241.1	5.6	246.7	303.5
1948.....	628.7	39.0	13.2	680.9	285.5	6.8	292.3	388.6
1949.....	726.8	48.2	16.3	791.3	313.2	7.8	321.0	470.3
1950.....	782.7	60.6	17.8	861.1	340.5	8.7	349.2	511.9
1951								
1st Quarter.....	162.0	14.1	4.4	180.5	97.7	2.2	99.9	80.6
2nd Quarter.....	215.7	18.8	4.9	239.4	101.7	2.2	103.9	135.5
3rd Quarter.....	204.5	17.8	4.7	227.0	103.3	2.2	105.5	121.5
4th Quarter.....	186.8	16.3	4.2	207.3	111.3	2.4	113.7	93.6
Total, 1951.....	769.0	67.0	18.2	854.2	414.0	9.0	423.0	431.2
1952 ⁽¹⁾								
1st Quarter.....	118.9	10.3	3.2	132.4	112.0	2.4	114.4	18.0
2nd Quarter.....	201.2	10.7	4.9	216.8	107.5	4.2	111.7	105.1

(1) Preliminary.

TABLE 13.— VOLUME OF GROSS AND NET RESIDENTIAL CAPITAL FORMATION VALUED IN 1939 DOLLARS, CANADA, 1945 — JUNE, 1952.
(Millions of Dollars)

Period	Gross Capital Formation			Capital Consumption				Net Capital Formation
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Depreciation	Accidental Damages	Total	
1945.....	179.1	11.3	3.8	194.2	127.3	3.9	131.2	63.0
1946.....	242.6	13.5	5.1	261.2	129.2	3.7	132.9	128.3
1947.....	281.2	17.7	5.7	304.6	129.3	2.9	132.2	172.4
1948.....	309.5	25.3	6.8	341.6	136.9	4.6	141.5	200.1
1949.....	334.3	26.3	7.5	368.1	146.2	3.8	150.0	218.1
1950.....	337.7	29.4	7.7	374.8	151.6	5.5	157.1	217.7
1951.....								
1st Quarter.....	66.5	7.0	1.5	75.0	38.3	1.0	39.3	35.7
2nd Quarter.....	75.1	8.0	1.7	84.8	38.8	1.0	39.8	45.0
3rd Quarter.....	78.0	8.2	1.8	88.0	39.2	1.0	40.2	47.8
4th Quarter.....	69.4	7.1	1.7	78.2	39.7	1.1	40.8	37.4
Total, 1951.....	289.0	30.3	6.7	326.0	156.0	4.1	160.1	165.9
1952 ⁽¹⁾								
1st Quarter.....	46.4	9.6	1.2	57.2	40.1	1.0	41.1	16.1
2nd Quarter.....	78.0	10.3	1.9	90.2	40.6	1.0	41.6	48.6

(1) Preliminary.

TABLE 14.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,
RESIDENTIAL AND OTHER CONSTRUCTION, AND GROSS NATIONAL EXPENDITURE, CANADA,
1945 — JUNE, 1952.
(Millions of Dollars)

Period	New Construction			Repair and Maintenance			Total		Gross National Expenditure
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other	
1945.....	285.6	421.0	706.6	96.3	401.7	498.0	381.9	822.7	1,204.6
1946.....	412.0	661.7	1,073.7	105.3	427.7	533.0	517.3	1,089.4	1,066.7
1947.....	539.7	884.0	1,423.7	130.8	461.2	592.0	670.5	1,345.2	2,015.7
1948.....	667.7	1,208.4	1,876.1	161.9	532.1	694.0	829.6	1,740.5	2,570.1
1949.....	775.0	1,348.7	2,123.7	176.0	555.8	731.8	951.2	1,904.5	2,855.7
1950.....	843.3	1,520.4	2,363.7	191.0	575.0	766.0	1,034.3	2,095.4	3,129.7
1951									
1st Quarter.....	176.1	302.5	478.6	40.9	94.6	135.5	217.0	397.1	614.1
2nd Quarter.....	234.5	465.0	699.5	48.9	172.4	221.3	283.4	637.4	920.8
3rd Quarter.....	222.3	572.2	794.5	67.2	213.9	281.1	289.5	786.1	1,075.6
4th Quarter.....	203.1	508.5	711.6	64.0	189.1	253.1	267.1	697.6	964.7
Total, 1951.....	836.0	1,848.2	2,684.2	221.0	670.0	891.0	1,057.0	2,518.2	3,575.2
1952 ⁽¹⁾									
1st Quarter.....	130.6 ⁽²⁾	374.4 ⁽²⁾	505.0 ⁽²⁾	45.0	109.9 ⁽²⁾	154.9 ⁽²⁾	175.6 ⁽²⁾	484.3 ⁽²⁾	659.9 ⁽²⁾
2nd Quarter.....	211.9	551.9	763.8	51.8	197.5	249.3	263.7	749.4	1,013.1

(1) Preliminary.
(2) Revised.

TABLE 15.— NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — JUNE, 1952.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Dwellings		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Dwellings	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948	276.3	23.1	299.5	6,473	44,838	51,311
1949	328.4	26.3	354.7	9,895	45,395	55,290
1950	388.5	34.4	422.9	11,310	48,963	60,273
1951						
January	14.0	1.3	15.3	314	1,731	2,045
February	17.7	1.4	19.1	601	2,011	2,612
March	29.9	1.9	31.8	703	3,365	4,068
1st Quarter	61.6	4.6	66.2	1,618	7,107	8,725
April	43.0	3.7	46.7	1,018	4,797	5,815
May	45.4	4.4	49.8	921	5,461	6,382
June	33.8	3.7	37.5	670	4,375	5,045
2nd Quarter	122.2	11.8	134.0	2,609	14,633	17,242
July	28.4	3.8	32.2	895	3,580	4,475
August	25.7	3.2	28.9	490	3,060	3,550
September	19.4	3.1	22.5	489	2,273	2,762
3rd Quarter	73.5	10.1	83.6	1,874	8,913	10,787
October	22.4	3.1	25.5	501	3,322	3,823
November	16.7	2.1	18.8	455	1,787	2,242
December	10.2	1.2	11.4	412	1,173	1,585
4th Quarter	49.3	6.4	55.7	1,368	6,282	7,650
Total, 1951	306.6	32.9	339.5	7,469	36,935	44,404
1952						
January	8.2	1.0	9.2	297	975	1,272
February	14.2	1.4	15.6	493	1,625	2,118
March	23.3 ⁽¹⁾	1.8	25.1 ⁽¹⁾	709 ⁽¹⁾	2,533 ⁽¹⁾	3,242 ⁽¹⁾
1st Quarter	45.7 ⁽¹⁾	4.2	49.9 ⁽¹⁾	1,499 ⁽¹⁾	5,133 ⁽¹⁾	6,632 ⁽¹⁾
April	46.9	3.6	50.5	1,238	5,249	6,487
May	53.7	4.5	58.2	1,755	5,962	7,717
June	47.4	3.7	51.1	1,896	4,720	6,616
2nd Quarter	148.0	11.8	159.8	4,889	15,931	20,820

(1) Revised.

TABLE 16.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,
CANADA, 1945 — AUGUST, 1952.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Dwellings		
	Apartments	All Other Residential Dwellings	Total	Apartments ¹⁾	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	185.0	197.2	1,743	36,458	38,201
1948	30.1	342.9	373.1	3,730	62,500	66,230
1949	69.5	394.9	464.4	8,165	64,247	72,412
1950	59.3	482.4	541.7	6,550	71,173	77,723
1951						
January	2.8	13.2	16.0	290	1,888	2,178
February	2.1	22.9	25.0	209	3,159	3,368
March	5.6	26.4	32.0	566	3,564	4,130
1st Quarter	10.5	62.5	73.0	1,065	8,611	9,676
April	8.4	41.4	49.8	835	5,278	6,113
May	7.5	44.5	52.0	729	6,112	6,841
June	6.7	43.5	50.2	647	6,206	6,853
2nd Quarter	22.6	129.4	152.0	2,211	17,596	19,807
July	4.8	39.0	43.8	454	6,020	6,474
August	1.9	33.2	35.1	185	5,095	5,280
September	2.4	27.6	30.0	225	4,276	4,501
3rd Quarter	9.1	99.8	108.9	864	15,391	16,255
October	3.2	26.2	29.4	299	4,083	4,382
November	7.3	39.7	47.0	692	4,903	5,595
December	3.1	23.8	26.9	294	2,970	3,264
4th Quarter	13.6	89.7	103.3	1,285	11,956	13,241
Total, 1951	55.8	381.4	437.2	5,425	53,554	58,979
1952						
January	5.2	14.8	20.0	489	1,861	2,350
February	4.3	13.4	17.7 ⁽²⁾	409	1,622	2,031 ⁽²⁾
March	6.9	23.3	30.2	650	3,158	3,808
1st Quarter	16.4	51.5	67.9 ⁽²⁾	1,548	6,641	8,189 ⁽²⁾
April	8.4	34.5	42.9	792	3,199	3,991
May	7.4	35.2	42.6	694	4,073	4,767
June	7.4	53.5	60.9	682	6,570	7,252
2nd Quarter	23.2	123.2	146.4	2,168	13,842	16,010
July	14.1	50.6	64.7	1,297	5,532	6,829
August	5.6	35.7	41.3	521	4,805	5,326

(1) Estimated.

(2) Revised.

SECTION 3
PUBLICLY-ASSISTED HOUSE BUILDING

TABLE 17.—NUMBER OF DWELLINGS IN NEW STRUCTURES STARTED, PUBLICLY-INITIATED, AND PRIVATELY-INITIATED,
WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — JUNE, 1952.

Period	Publicly- Initiated Housing	Privately-Initiated Housing					Total Publicly Assisted Housing ⁽²⁾	Total Housing
		With Government Financial Assistance			Without Government Financial Assistance	Total Privately- Initiated Housing		
		Loans		Sub-total ⁽¹⁾				
		Guarantees						
1947	7,190	12,963	387	13,533	53,540	67,073	20,723	74,263
1948	10,006	17,363	1,528	19,029	61,159	80,188	29,035	90,194
1949	7,874	23,597	3,634	27,297	55,338	82,635	35,171	90,509
1950	4,599	37,935	1,818	39,862	48,060	87,932	44,471	92,531
1951								
1st Quarter	351	4,891	316	5,207	4,243	9,450	5,558	9,801
2nd Quarter	773	9,063	239	9,302 ⁽³⁾	18,579	27,881 ⁽³⁾	10,075 ⁽³⁾	28,664
3rd Quarter	870	6,583	180	6,763	11,489	18,252	7,633	19,122
4th Quarter	638	2,355	96	2,451	7,903	10,354	3,089	10,992
Total, 1951	2,632	22,892	831	23,723 ⁽³⁾	42,214	65,937 ⁽³⁾	26,355 ⁽³⁾	68,579
1952								
1st Quarter	547 ⁽³⁾	2,811	91	2,902	3,819 ⁽³⁾	6,721 ⁽³⁾	3,449 ⁽³⁾	7,268
2nd Quarter	1,391	6,227	356	6,583	20,049	26,632	7,974	28,023

(1) Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.
(2) For the period 1947 — 1952 includes direct Government housing and privately-initiated housing with Government financial assistance.
(3) Revised.

TABLE 18.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, (1) NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945 — AUGUST, 1952.

Period	Amount of Loans (\$000)				
	Number of Loans (3)	Number of Dwellings (2)	Joint Loans	Direct Loans	Total
1945 (3)	5,142	5,695	23,832	0	23,832
1946	8,492	13,042	43,280	18,355	61,635
1947	10,549	12,734	60,576	1,133	61,709
1948	16,913	20,730	106,696	1,708	108,404
1949	19,627	29,036	122,737	38,792	161,529
1950	36,358	45,332	280,065	25,712	305,777
1951					
1st Quarter	5,954	7,952	47,677	5,551	53,228
2nd Quarter	6,420	7,791	49,802	1,515	51,317
3rd Quarter	3,241	4,297	25,894	1,772	27,666
4th Quarter	2,290	2,972	17,700	2,546	20,246
Total, 1951	17,905	23,012	141,073	11,384	152,457
1952					
January	1,325	1,759	12,785	289	13,074
February	1,314	1,775	10,780	1,829	12,609
March	1,733	2,427	15,379	2,455	17,834
1st Quarter	4,372	5,961	38,944	4,573	43,517
April (4)	2,085	3,506	18,219	5,747	23,966
May (4)	2,946	4,271	25,536	5,357	30,893
June	2,597	3,314	23,507	1,225	24,732
2nd Quarter	7,628	11,091	67,262	12,329	79,591
July (5)	2,473	3,148	23,507	349	23,856
August (6)	2,281	3,407	24,396	1,630	26,026
Total, February 1, 1945 — August 31, 1952...	131,740	173,188	932,368	115,965	1,048,693

(1) For information on operations under The Dominion Housing Act, 1935, and The National Housing Act, 1938, see *Housing in Canada*, October, 1946, p. 29. Data for 3rd Quarter 1951, and subsequent periods include housing loans under the special provisions for defence worker and for non-defence worker houses built with agreed end sales price.

(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(3) Covers period February 1 to December 31.

(4) Revised.

(5) Preliminary.

TABLE 19.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
NUMBER AND AMOUNT OF LOANS APPROVED FOR NON-DEFENCE WORKER
HOUSES BUILT WITH AGREED SALE OR CONTRACT PRICE, AND NUMBER OF
DWELLINGS FINANCED, CANADA, OCTOBER, 1951 — AUGUST, 1952.

Period	Number of Loans ⁽¹⁾	Number of Dwellings ⁽¹⁾	Amount of Loans ⁽¹⁾ (\$'000)
1951			
October.....	—	—	—
November.....	46	56	402
December.....	498	505	4,029
Total.....	544	561	4,431
1952			
January.....	1,021	1,052	8,717
February.....	864	888	7,113
March.....	1,263	1,276	10,573
1st Quarter.....	3,148	3,216	26,403
April ⁽²⁾	1,436	1,448	11,926
May ⁽²⁾	2,167	2,186	17,986
June.....	2,082	2,143	17,718
2nd Quarter.....	5,685	5,777	47,630
July ⁽³⁾	1,704	1,736	15,029
August ⁽³⁾	1,759	1,777	15,455
Total Gross Loans, October, 1951 — August, 1952.....	12,840	13,067	108,649

(1) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(2) Revised.

(3) Preliminary.

TABLE 20.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN,
CANADA, FIRST HALVES, 1951 AND 1952.

Type of Loan	First Half 1951					First Half 1952				
	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Average Loan per Dwelling \$	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Average Loan per Dwelling \$		
<i>Housing for Home Ownership:</i>										
Defence worker housing	—	—	—	—	5	5	42	8,452		
Loans to home owners	—	—	—	—	465	465	4,178	8,986		
Loans to builders for sale										
Non-defence worker housing										
Loans to home owners	3,133	3,216	21,817	6,784	2,748	2,801	20,927	7,471		
Loans to builders for sale	53	53	367	6,921	—	—	—	—		
Integrated housing	8,939	9,312	64,848	6,964	8,539	8,806	71,206	8,086		
Other										
Defence and non-defence worker housing										
Loans to home owners	3,133	3,216	21,817	6,784	2,753	2,806	20,969	7,473		
Loans to builders for sale	8,992	9,365	65,215	6,964	9,004	9,271	75,384	8,131		
Sub-total	12,125	12,581	87,032	6,919	11,757	12,077	96,353	7,978		
<i>Housing for Rental Purposes:</i>										
Defence worker housing	—	—	—	—	2	396	2,519	6,362		
Non-defence worker housing										
Loans to individuals	221	2,080	11,000	5,289	221	2,862	14,891	5,202		
Rental insurance	26	1,052	6,483	6,162	17	1,389	8,312	5,984		
Primary industries	—	—	—	—	—	—	—	—		
Limited Dividend Corporation	2	30	30	1,000	3	328	1,986	6,054		
Sub-total	249	3,162	17,513	5,538	243	4,975	27,708	5,569		
Total Gross Loans	12,374	15,743	104,545	6,641	12,000	17,052	124,061	7,275		

TABLE 21.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,⁽¹⁾
ANALYSIS OF GROSS LOANS APPROVED, SHOWING NUMBER AND AMOUNT OF LOANS, NUMBER OF DWELLINGS, AVERAGE ESTIMATED COST,
LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA,
FIRST HALVES, 1951 AND 1952.

Type of Dwelling	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Average Estimated Costs				Average			
				Land	Con- struction	Other	Total	Lending Value	Loan	Finished Floor Area (Sq. Ft.)	Con- struction Cost per Sq. Ft.
				\$	\$	\$	\$	\$	\$		\$
1951											
Single 1-Storey	6,578	6,578	44,784	1,014	9,279	314	10,607	8,840	6,808	1,028	9.02
Finished	2,259	2,259	16,618	1,083	9,569	330	10,982	9,004	7,356	1,230	7.78
Unfinished	1,026	1,026	6,691	862	8,565	254	9,681	7,983	6,521	850 ⁽²⁾	6.54
Single 2-Storey	1,331	1,331	10,458	1,175	10,916	422	12,513	9,953	7,857	1,360	8.02
Semi-Detached	498	512	3,772	995	9,697	385	11,077	9,183	7,367	1,238	7.83
Duplex	144	288	1,441	605	7,530	262	8,397	6,215	5,005	1,086	6.93
Triplex	20	60	285	654	7,989	360	9,003	6,087	4,742	1,051	7.60
Double Duplex	358	728	4,033	783	7,898	328	9,009	6,976	5,551	1,106	7.14
Row House	13	163	881	437	7,107	252	7,796	6,635	5,406	1,003	7.09
Apartment	145	2,768	15,552	519	6,766	521	7,806	6,900	5,618	870	7.77
Total	12,372	15,713	104,515	914	8,859	360	10,133	8,237	6,651	1,058	8.15
1952											
Single 1-Storey	7,377	7,377	58,322	1,145	9,560	355	11,060	10,404	7,906	1,025	9.32
Finished	1,980	1,980	16,674	1,176	9,910	442	11,528	10,145	8,421	1,218	8.13
Unfinished	798	798	6,145	1,049	8,957	292	10,298	9,873	7,701	841 ⁽²⁾	6.86
Single 2-Storey	921	921	8,258	1,223	11,123	462	12,808	12,034	8,966	1,328	8.37
Semi-Detached	388	406	3,528	1,202	10,128	479	11,809	11,041	8,690	1,178	8.60
Duplex	81	162	843	723	7,774	279	8,776	7,109	5,205	1,068	7.28
Triplex	26	78	376	779	7,738	265	8,802	6,106	4,822	1,020	7.58
Double Duplex	232	486	2,855	755	7,786	297	8,838	7,703	5,875	1,039	7.49
Row House	4	12	59	750	8,375	352	9,477	6,233	4,972	932	8.98
Apartment	190	4,504	25,015	513	6,667	539	7,719	6,666	5,555	919	7.25
Total	11,997	16,724	122,075	962	8,815	418	10,195	9,312	7,299	1,032	8.36

(1) Excluding loan approvals under Sections 9 and 9a.

(2) Total floor area including unfinished portion averaged 1,311 sq. ft. in 1951 and 1,305 sq. ft. in 1952.

TABLE 22. — OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946 — JUNE, 1952.

Period	Number of Loans	Number of New Dwellings	Amount \$	Average Loan per New Dwelling \$
1946	25	48	76,315	1,590
1947	11	16	30,775	1,923
1948	3	4	7,000	1,750
1949	0	—	—	—
1950	1	2	5,000	2,500
1951	0	—	—	—
1952				
1st Quarter	1	1	3,000	3,000
2nd Quarter	1	1	3,000	3,000
Total, April, 1946 — June, 1952	42	72	125,090	1,737

TABLE 23.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS AND TOTAL ESTIMATED COST, APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS,
CANADA, JULY, 1948 — JUNE, 1952.

Period	With Loans Under The N.H.A.				With Conventional Loans				Total		
	Number of Projects	Number of Units	Estimated Cost (\$000)		Number of Projects	Number of Units	Estimated Cost (\$000)		Number of Projects	Number of Units	Estimated Cost (\$000)
1948	1	50	303		35	1,938	14,182		36	1,988	14,485
1949	58	6,158	41,443		60	1,562	12,425		118	7,720	53,868
1950	33	3,337	24,037		21	974	7,787		54	4,311	31,824
1951											
1st Quarter	6	133	1,089		3	174	1,497		9	307	2,586
2nd Quarter	4	296	2,917		—	—	—		4	296	2,917
3rd Quarter	—	4	37		—	—	—		—	4	37
4th Quarter	—	—96	—666		1	238	1,838		1	142	1,171
Total, 1951	10	337	3,377		4	412	3,334		14	749	6,711
1952											
January	1	40	325		—	—	—		1	40	325
February	1	55	441		—	44	353		1	99	794
March ⁽¹⁾	3	348	2,790		—	—	—		3	348	2,790
1st Quarter ⁽¹⁾	5	443	3,556		—	44	353		5	487	3,909
April ⁽¹⁾	4	330	2,487		1	30	230		5	360	2,717
May ⁽¹⁾	5	530	4,422		1	16	113		6	546	4,535
June	8	460	3,802		2	219	1,806		10	679	5,668
2nd Quarter	17	1,320	10,771		4	265	2,149		21	1,585	12,920
Total, July, 1948 — June, 1952	124	10,745	83,486		124	5,195	40,230		248	16,840	123,716

(1) Revised.

TABLE 24. — OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, 1948 — JUNE, 1952.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948				
Average	3.9	878	7,266	80.93
1949				
Average	4.1	904	7,101	70.55
1950				
Average	4.1	902	7,018	67.81
1951				
January	3.6	872	7,992	77.67
February	3.5	895	8,297	80.92
March	3.6	913	8,192	79.00
1st Quarter	3.6	886	8,145	79.22
April	3.8	863	8,568	80.81
May	—	—	—	—
June	3.6	896	10,692	89.76
2nd Quarter	3.7	879	9,571	85.03
July	—	—	—	—
August	—	—	—	—
September	—	—	—	—
3rd Quarter	—	—	—	—
October	3.7	825	7,720	76.94
November	—	—	—	—
December	—	—	—	—
4th Quarter	3.7	825	7,720	76.94
Annual Average	3.6	868	8,558	80.76
1952				
January	3.9	1,011	8,134	89.50
February	3.5	898	8,023	80.50
March	4.2	929	8,003	81.75
1st Quarter	4.1	929	8,012	82.00
April	4.1	941	7,548	69.50
May	4.8	1,052	8,487	89.08
June	3.9	882	8,309	86.34
2nd Quarter	4.2	946	8,142	82.77
Average, July, 1948— June, 1952	4.0	903	7,227	73.24

TABLE 25. — FEDERAL-PROVINCIAL HOUSING PROJECTS UNDER SECTION 35 OF THE
NATIONAL HOUSING ACT, 1944, CANADA,
1950 — JUNE, 1952.

Period	Number of Projects for Which Contracts Awarded	Number of Dwellings				Total Expenditures ⁽¹⁾ (\$000)		
		For Which Contracts Awarded	Started	Completed	Under Construction (at End of Period)	Housing	Land Acquisition and Other	Total
1950	1	140	140	—	140	556	23	579
1951								
1st Quarter	—	—	—	8	132	118	46	164
2nd Quarter	1	88	4	76	60	180	—	180
3rd Quarter	—	—	84	56	88	192	—	192
4th Quarter	2	355	103	—	191	455	67	522
Total, 1951	3	443	191	140	—	945	113	1,058
1952								
January	—	—	52	—	243	147	11	158
February	—	—	45	12	276	238	7	245
March	—	—	26	28	274	325	55	380
1st Quarter	—	—	123	40	—	710	73	783
April	1	162	18	28	264	172	—1	171
May	4	215	53	20	297	278	4	282
June	—	—	237	17	517	238	11	249
2nd Quarter	5	377	308	65	—	688	14	702
Total, 1950 — June, 1952	9	960	762	245	—	2,899	223	3,122

(1) Covers both Federal and provincial government shares. Data on housing include expenditures on the housing portion of combined housing and land assembly projects. For projects involved see p. 120.

TABLE 26. — FEDERAL-PROVINCIAL LAND ASSEMBLY PROJECTS UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1950 — JUNE, 1952.

Progress of Land Assembly Projects										
Period	Started ⁽¹⁾			Improvements Completed				Under Construction (At End of Period)		Total ⁽³⁾ Expenditure (\$'000)
	Number of Projects	Number of Lots	Number of Acres	Number of Projects	Number of Lots		Unsold (At End of Period)	Number of Projects	Number of Lots	
					Completed	Sold ⁽²⁾				
1950										
1st Quarter	0	—	—	—	—	—	—	—	—	—
2nd Quarter	0	—	—	—	—	—	—	—	—	—
3rd Quarter	1	819	224	—	—	—	—	1	819	53
4th Quarter	3	1,263	368	—	—	—	—	4	2,082	228
Total, 1950	4	2,082	592	—	—	—	—	—	—	281
1951										
1st Quarter	0	—	—	—	—	—	—	4	2,082	146
2nd Quarter	0	—	—	—	325	—	—	4	1,757	151
3rd Quarter	0	—	—	—	135	77	383	4	1,622	463
4th Quarter	0	—	—	—	—	98	285	4	1,622	841
Total, 1951	0	—	—	—	460	175	—	—	—	1,601
1952										
1st Quarter	2	809	207	—	60	52	293	6	2,431	154
2nd Quarter	0	—	—	—	84	113	180	6	2,318	326

(1) Includes Ottawa, Windsor, St. Thomas and London, Ontario, for 1950 and St. John's, Newfoundland and Trail, British Columbia, for 1952.

(2) Includes acceptances of offers to purchase.

(3) Includes outlay on land improvement portion of combined land assembly and housing projects.

TABLE 27.—LAND ASSEMBLY PROJECTS UNDER SECTION 11B OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1947 — JUNE, 1952.

Progress of Land Assembly Projects										
Period	Started			Improvements Completed				Under Construction (At End of Period)		Total Expenditure (\$000)
	Number of Projects	Number of Lots	Number of Acres	Number of Projects	Number of Lots			Number of Projects	Number of Lots	
					Completed	Sold or Optioned	Not Optioned or Sold (At End of Period)			
1947	4	910	199	—	—	—	—	4	910	—
1948	1	91	11	—	—	—	—	5	1,001	—
1949	1	534	150	—	872	872	663	6	663	1,141.0 ⁽¹⁾
1950	1	417	90	3 ⁽²⁾	1,080 ⁽²⁾	638	452	4 ⁽²⁾	452	392.1
1951	—	—	—	—	—	—	—	—	—	—
1st Quarter	—	—	—	—	—	92	350 ⁽²⁾	3	350 ⁽²⁾	60.3
2nd Quarter	—	—	—	—	—	66	284 ⁽²⁾	3	284 ⁽²⁾	33.7
3rd Quarter	—	—	—	—	—	51	233 ⁽²⁾	3	233 ⁽²⁾	239.3
4th Quarter	—	—	—	—	—	14	219 ⁽²⁾	3	219 ⁽²⁾	196.9
Total, 1951	—	—	—	—	—	223	—	—	—	530.2
1952	—	—	—	—	—	—	—	—	—	—
1st Quarter	—	—	—	—	—	3	216 ⁽²⁾	3	216 ⁽²⁾	6.4
2nd Quarter	—	—	—	1	—	4	212	2	212	40.8

(1) Includes expenditures made in 1947 and 1948.

(2) Revised.

TABLE 28.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURE, CANADA, 1941 — JUNE, 1952.

Period	Number of Dwellings			Expenditure (\$000)			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941—1945 ⁽²⁾	23,704	18,774	4,930	60,941	13,779	16,671	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948	8,199	6,934	6,619	49,180	39	4,165	53,384
1949	4,916	7,804	3,731	38,635	160 ⁽³⁾	3,978 ⁽⁴⁾	42,773
1950	1,023	3,841	913	12,945	0	3,199 ⁽⁴⁾	16,144
1951							
January	0	86	827	—175	0	41	—134
February	0	84	743	481	0	65	546
March	0	122	621	353	0	71	424
1st Quarter	0	292	—	659	0	177	836
April	0	73	548	116	0	30	146
May	0	47	501	223	0	108	331
June	0	63	438	148	0	188	336
2nd Quarter	0	183	—	487	0	326	813
July	0	20	418	156	0	196	352
August	0	38	390	235	0	314	549
September	0	50	330	138	0	269	407
3rd Quarter	0	108	—	529	0	779	1,308
October	0	48	282	278	0	279	557
November	0	44	246	175	0	269	444
December	8	32	214	267	0	152	419
4th Quarter	8	124	—	720	0	700	1,420
Total, 1951	8	707	—	2,395	0	1,982 ⁽⁴⁾	4,377
1952							
January	42	84	172	61	0	29	90
February	168	79	161	107	0	13	120
March	76	28	209	237	0	27	264
1st Quarter	286	191	—	405	0	69	474
April	95	0	304	314	0	24	338
May	28	10	322	364	0	71	435
June	54	12	364	308	0	112	420
2nd Quarter	177	22	—	986	0	207	1,193
Total, April, 1941 — June, 1952	51,115	50,691	—	226,502	14,046	34,343	274,891

(1) Operations during 1941-1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Covers expenditures on 200 garages not shown as supplementary buildings in Table 29 (see p. 59).

(4) Excluding \$1,255,000 expended in 1949, \$1,148,000 expended in 1950 and \$740,367 expended in 1951 recoverable from municipalities.

TABLE 29.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, ⁽¹⁾ CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945 — JULY, 1952.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Number		
	Projects	Dwellings	Supplementary Buildings
1945—March.....	11	558	4
June.....	7	602	4
September.....	37	4,276	1
December.....	60	5,524	1
1946—March.....	59	5,288	1
June.....	83	5,675	0
September.....	78	5,513	5
December.....	80	4,660	9
1947—March.....	72	2,873	6
June.....	61	3,451	6
September.....	87	6,332	7
December.....	98	6,486	7
1948—March.....	88	4,698	8
June.....	90	6,410	4
September.....	107	8,442	0
December.....	104	7,745	0
1949—March.....	84	5,940	4
June.....	48	4,028	4
September.....	65	4,677	4
December.....	51	4,077	1
1950—March.....	37	3,081	1
June.....	45	2,264	1
September.....	30	1,282	0
December.....	10	913	0
1951—March.....	9	621	0
June.....	4	438	0
September.....	3	330	0
December.....	4	314	0
1952—January.....	4	288	0
February.....	8	371	0
March.....	8	343	0
April.....	8	343	0
May.....	9	433	0
June.....	10	512	0
July ⁽²⁾	9	595	0

(1) Operations during 1945–1947 conducted by Wartime Housing Limited.

(2) Number of municipalities in which projects were in progress at July, 1952, total 3.

TABLE 30.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, DWELLINGS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, JUNE, 1949 — JUNE, 1952.

Item	Stage of Construction Yet to be Completed	Number of Dwellings			
		June, 1949	June, 1950	June, 1951	June, 1952
1.	Excavation.....	870	78	0	148
2.	Foundation.....	1,237	412	0	160
3.	Water and Sewer under Building.....	1,673	943	12	276
4.	Framing.....	1,768	749	28	239
5.	Doors, frames and window sash.....	1,946	887	16	312
6.	Chimneys.....	2,049	1,080	0	273
7.	Roofs shingled.....	2,025	899	32	304
8.	Plumbing roughed in.....	1,956	892	41	341
9.	Wiring roughed in.....	2,248	947	26	335
10.	Insulation.....	2,339	989	30	380
11.	Wall and ceiling board and taping....	2,474	1,154	44	429
12.	Finished flooring laid.....	2,758	1,182	182	503
13.	Exterior finish, including siding and trim.....	2,241	1,065	70	396
14.	Porches.....	2,382	1,156	242	414
15.	Interior trim.....	2,832	1,214	219	436
16.	Interior painting.....	3,369	1,673	292	504
17.	Hardware.....	3,191	1,703	344	511
18.	Plumbing fixtures.....	3,299	1,633	255	497
19.	Electrical work complete.....	3,385	1,754	311	507
20.	Exterior painting.....	4,548	2,857	477	503
21.	Water and sewer to main.....	1,784	993	0	299
22.	Electrical services connected.....	3,509	1,806	406	503
23.	Final inspection.....	3,881	2,264	438	512

TABLE 31.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION,
NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT,
BY TYPE OF UNIT, CANADA, 1947—JULY, 1952.

As at End of Month	Units in New Structures									
	Single Units		Multiple Units		Total		Home Conversion Plan		All Units	
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant
1947										
June	28,074	.5	42	—	28,116	.5	2,098	—	30,214	.5
December	30,392	.6	799	.1	31,191	.6	2,079	—	33,270	.5
1948										
June	33,260	.8	1,142	—	34,402	.7	2,013	—	36,415	.7
December	33,900	.3	1,388	.1	35,288	.3	1,827	—	37,115	.3
1949										
June	37,461	.6	1,642	.7	39,103	.6	1,512	.9	40,615	.7
December	38,367	.4	1,768	.3	40,135	.4	1,213	.8	41,348	.4
1950										
June	38,667	.4	1,768	.7	40,435	.1	975	3.1	41,410	.4
December	36,002	.6	1,767	.5	37,769	.7	745	.9	38,514	.6
1951										
March	33,548	.6	1,762	.9	35,310	.6	535	.2	35,845	.7
June	28,649	.5	1,760	1.1	30,409	.5	453	.6	30,862	.5
September	24,440	.5	1,760	.9	26,200	.5	300	1.3	26,500	.5
December	22,689	.5	1,760	.3	24,449	.5	225	—	24,674	.4
1952										
January	22,418	.5	1,760	.3	24,178	.5	165	.6	24,343	.5
February	22,101	.4	1,760	.3	23,861	.4	156	1.2	24,017	.4
March	21,792	.4	1,760	.3	23,552	.4	93	—	23,645	.4
April	21,330	.3	1,760	.3	23,090	.4	75	1.3	23,165	.4
May	20,656	.4	1,760	.7	22,416	.5	46	—	22,462	.4
June	20,034	.3	1,763	.7	21,797	.3	34	—	21,831	.3
July	19,663	.3	1,763	.9	21,426	.4	23	—	21,449	.4

TABLE 32.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, ⁽¹⁾ NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, 1949 — JUNE, 1952.

Period	Number of Dwellings ⁽²⁾			Actual Expenditures ⁽²⁾ (\$000)		
	Started	Completed	Under Construction (At End of Period)	Housing	Land, Improvements and Other Outlay	Total
1949	2,786	20	2,744 ⁽³⁾	10,513	1,272	11,785
1950	3,436	2,578	3,624 ⁽³⁾	25,626	4,503	30,129
1951						
January	9	289	3,344	160	188	348
February	—	273	3,071	2,657	294	2,951
March	4	242	2,833	3,709	351	4,060
1st Quarter	13	804	—	6,526	833	7,359
April	114	158	2,789	11	2	13
May	351	184	2,956	2,149	157	2,306
June	190	181	2,965	2,598	278	2,876
2nd Quarter	655	523	—	4,758	437	5,195
July	218	176	3,007	2,884	419	3,303
August	243	250	3,000	2,302	400	2,702
September	89	258	2,831	1,738	405	2,143
3rd Quarter	550	684	—	6,924	1,224	8,148
October	119	187	2,763	2,725	484	3,209
November	29	231	2,561	1,815	643	2,458
December	66	210	2,417	3,366	841	4,207
4th Quarter	214	628	—	7,906	1,968	9,874
Total, 1951	1,432	2,639	—	26,114	4,462	30,576
1952						
January	110 ⁽³⁾	420 ⁽³⁾	2,107 ⁽³⁾	302	160	462
February	115 ⁽³⁾	391	1,831 ⁽³⁾	1,455	259	1,714
March	134 ⁽³⁾	231 ⁽³⁾	1,734 ⁽³⁾	3,253	389	3,642
1st Quarter	359 ⁽³⁾	1,042 ⁽³⁾	—	5,010	808	5,818
April	216	241	1,709	364	21	385
May	413	240	1,882	1,467	235	1,702
June	246	87	2,041	1,609	369	1,978
2nd Quarter	875	568	—	3,440	625	4,065

1) The construction operations in respect to the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 33, *Housing in Canada*, First Quarter, 1952, p. 69.

2) Not shown are 497 units in remote areas, 220 of which were completed in 1950 by the Construction Division, C.M.H.C. and 277 units completed in 1951 by Defence Construction Limited.

(3) Revised.

TABLE 33.— CONSTRUCTION OF NEW SCHOOLS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF NATIONAL DEFENCE, NUMBER OF SCHOOLS FOR WHICH CONTRACTS HAVE BEEN AWARDED, STARTED AND COMPLETED, AND EXPENDITURES, CANADA, 1950 — JUNE, 1952.

Period	Number of Schools				Total Expenditure (\$000)		
	For which Contracts Awarded	Started	Completed	Under Construction (at end of Period)	Schools	Land Acquisition and Other	Total
1950	20	19	—	19	1,665	18	1,683
1951							
1st Quarter	1	2	—	21	1,706	16	1,722
2nd Quarter	—	—	—	21	1,193	12	1,205
3rd Quarter	—	— ⁽¹⁾	4 ⁽¹⁾	17 ⁽¹⁾	1,545	54	1,599
4th Quarter	2	2 ⁽¹⁾	1 ⁽¹⁾	18 ⁽¹⁾	1,205	165	1,370
Total, 1951	3	4 ⁽¹⁾	5 ⁽¹⁾	—	5,649	247	5,896
1952							
1st Quarter	—	—	8 ⁽¹⁾	10 ⁽¹⁾	357	30	387
2nd Quarter	1	—	2	8	104	41	145

(1) Revised.

TABLE 34. —HOUSING OPERATIONS AND OTHER CONSTRUCTION OPERATIONS BY DEFENCE CONSTRUCTION LIMITED,
CANADA, NOVEMBER, 1950 — JULY, 1952.

Period	Residential Construction				Other Construction			Total		
	Number of Dwellings			Expenditure (\$000)	Contracts Awarded		Expenditure (\$000)	Contracts Awarded ⁽²⁾		Expenditure (\$000)
	For Which Contracts Awarded	Started	Completed		Number	Amount (\$000)		Number	Amount (\$000)	
Prior to Nov. 1950 ⁽¹⁾	315	— ⁽¹⁾	— ⁽¹⁾	3,748	123	37,880	16,452	123	43,380	20,200
Nov.- Dec., 1950	160	— ⁽¹⁾	0	327	26	11,403	944	26	11,454	1,271
Total, 1950	475	— ⁽¹⁾	— ⁽¹⁾	4,075	149	49,283	17,396	149	54,834	21,471
1951										
January	30	51	—	153	23	6,180	1,978	23	6,649	2,131
February	195	14	—	625	15	2,852	2,223	15	6,779	2,848
March	325	103	—	1,129	8	2,062	2,384	8	7,098	3,513
1st Quarter	550	168	—	1,907	46	11,094	6,585	46	20,526	8,492
April	—	3	—	2,734	22	10,613	3,090	22	10,613	5,824
May	105	67	—	1,351	38	39,254	2,388	38	40,256	3,739
June	—	138	—	948	25	11,743	2,937	25	11,748	3,885
2nd Quarter	105	208	—	5,033	85	61,610	8,415	85	62,617	13,448
July	—	86	—	1,210	36	27,583	6,028	36	27,587	7,238
August	—	54	—	1,002	38	11,274	7,408	38	11,462	8,410
September	4	54	36	1,249	41	7,356	9,101	41	7,409	10,350
3rd Quarter	4	194	36	3,461	115	46,213	22,537	115	46,458	25,998
October	100	70	—	903	56	13,359	10,555	56	13,685	11,458
November	—	67	10	791	43	12,011	11,879	43	12,011	12,670
December	65	71	37	1,044	17	12,590	13,652	17	14,058	14,696
4th Quarter	165	208	47	2,738	116	37,960	36,086	116	39,754	38,824
Total, 1951	824	778 ⁽⁴⁾	83 ⁽⁶⁾	13,139	362	156,877	73,623	362	169,355	86,762
1952										
January	—	—	38	805	25	6,941	10,899	25	6,941	11,704
February	—	—	49	277	22	11,287	11,571	22	11,287	11,848 ⁽⁶⁾
March	—	29 ⁽⁶⁾	24	598	43	21,519	12,425	43	21,519	13,023 ⁽⁶⁾
1st Quarter	—	29 ⁽⁶⁾	111	1,680	90	39,747	34,895	90	39,747	36,575 ⁽⁶⁾
April	—	15 ⁽⁶⁾	32	185	28	20,363	15,174	28	20,363	15,359 ⁽⁶⁾
May	40	89	79	685	46	8,172	10,351	46	8,472	11,036
June	—	41	39	702	29	5,401	14,222	29	3,650	14,924
2nd Quarter	40	145	150	1,572	103	33,936	39,747	103	32,485	41,319
July	—	115	31	718	31	17,280	12,290	31	17,280	13,008
Total, November, 1950—July, 1952	1,024	1,067	375	17,436	612	259,243	161,499	612	270,321	178,935

(1) Not yet available.

(2) Data shown are net of cancellations, reinstatements and adjustments.

(3) Data represent number and value of contracts taken over from Canadian Commercial Corporation.

(4) Includes 374 units started in defence projects which are in addition to starts shown in Table 21, *Annual Report, 1951*, C.M.H.C. p. 87.

The remaining 404 units were started in remote areas.

(5) Represents units completed in remote areas, 20 of which were in Manitoba and 63 in the Yukon. Excluded are 277 units completed in remote areas as shown in Table 33, *Housing in Canada*, First Quarter, 1952, p. 69.

(6) Revised.

TABLE 35. — HOUSING OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF DEFENCE PRODUCTION,
NUMBER OF CONTRACTS AWARDED AND DWELLINGS FOR WHICH CONTRACTS HAVE BEEN AWARDED, NUMBER OF DWELLINGS
STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1951 — JUNE, 1952.

Period	Contracts Awarded		Number of Dwellings				Expenditures (\$'000)	
	Number	Number of Dwellings	Started	Completed	Under Construction (At end of Period)	Construction	Land and Other Outlay	Total
1951								
1st Quarter.....	—	—	—	—	—	—	—	—
2nd Quarter.....	1	65	15	—	15	—	—	—
3rd Quarter.....	2	65	65	—	80	—	—	—
4th Quarter.....	—	—	11	32	59	535	49	584
Total, 1951.....	3	130	91	32	—	535	49	584
1952								
1st Quarter.....	—	—	22	16	65	571	2	573
2nd Quarter.....	—	—	17	6	76	193	2	195

TABLE 36.— CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND
EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943 — JUNE, 1952.

Type of Project	Number of Dwellings			Expenditure of Dwellings Completed, Current Construction, Repairs and Other Services ⁽¹⁾ (\$000)
	Started	Completed	Under Construction (At End of Period)	
1. Small Holdings Sub-Division Projects: Sept. 1943 — Dec. 1950	2,673	2,673	—	23,042
1951	—	—	—	—
1st Half	—	—	—	122
2nd Half	—	—	—	—
Total, 1951	—	—	—	122
1952	—	—	—	—
1st Half	—	—	—	22
2. Small Holdings Individual Projects: Sept., 1943 — Dec., 1950	8,280	5,987	2,293	43,257
1951	—	—	—	—
1st Half	520	878	1,935	3,881
2nd Half	973	925	1,983	5,372
Total, 1951	1,493	1,803	—	9,253
1952	—	—	—	—
1st Half	307	800	1,490	2,745
3. Full-Time Farming Projects: Sept., 1943 — Dec., 1950	1,090	863	227	6,186
1951	—	—	—	—
1st Half	52	69	210	462
2nd Half	151	112	249	711
Total, 1951	203	181	—	1,053
1952	—	—	—	—
1st Half	16	59	419	203
4. Other Projects: Sept., 1943 — Dec., 1950	1,392	1,827	265	4,645
1951	—	—	—	—
1st Half	63	78	250	214
2nd Half	86	103	233	316
Total, 1951	149	181	—	530
1952	—	—	—	—
1st Half	46	40	239	140
5. All Projects: Sept., 1943 — Dec., 1950	13,445	10,650	2,785	77,130
1951	—	—	—	—
1st Half	635	1,025	2,395	4,679
2nd Half	1,210	1,140	2,465	12,457
Total, 1951	1,845	2,165	—	17,136
1952	—	—	—	—
1st Half	369	899	1,935	3,110

(1) See p. 121.

TABLE 37.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929 — JUNE, 1952.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans ⁽¹⁾	Amount of Loans (\$000)
May 1, 1929— Mar. 31, 1945	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948	62	85	145	66	1,813	4,663	1,828	4,814
1949	86	148	162	73	1,958	5,158	1,989	5,379
1950	71	123	161	62	1,884	4,763	1,905	4,948
1951								
January	5	7	13	4	154	406	156	418
February	2	7	2	1	48	135	48	142
March	1	2	1	0	16	40	16	42
1st Quarter	8	16	16	5	218	581	220	602
April	1	2	4	2	28	89	28	93
May	6	17	3	2	81	231	83	250
June	6	14	10	6	167	512	170	532
2nd Quarter	13	33	17	10	276	832	281	875
July	9	24	16	5	221	612	223	640
August	18	31	12	9	184	511	190	551
September	5	11	8	6	121	327	123	344
3rd Quarter	32	66	36	20	526	1,450	536	1,535
October	5	7	10	4	173	492	173	503
November	4	9	6	2	192	550	193	561
December	2	5	4	2	129	381	129	388
4th Quarter	11	21	20	8	494	1,423	495	1,452
Total, 1951	64	136	89	43	1,514	4,286	1,532	4,464
1952								
January	1	3	1	2	81	239	83	245
February	0	0	1	2	41	123	41	125
March	1	4	0	0	34	97	35	101
1st Quarter	2	7	2	4	156	459	159	471
April	1	5	1	2	32	101	34	107
May	4	15	13	15	122	404	127	434
June	3	9	20	11	199	595	201	616
2nd Quarter	8	29	34	28	353	1,100	362	1,157
Total, 1929 — June, 1952	—	—	—	—	—	—	37,947	84,611

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 38.— LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — JUNE, 1952.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1945 ⁽¹⁾	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,160
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949	434	637	904	791	43,447	44,459	44,785	45,887
1950 ⁽²⁾	511	798	967	850	57,495	61,769	58,973	63,417
1951								
January	32	52	28	35	811	904	871	991
February	17	39	28	26	2,831	3,386	2,876	3,451
March	54	85	103	93	5,003	5,143	5,160	5,321
1st Quarter	103	176	159	154	8,645	9,433	8,907	9,763
April ⁽²⁾	49	73	93	91	8,403	8,687	8,539	8,851
May ⁽²⁾	65	103	119	120	9,814	9,883	9,993	10,106
June ⁽²⁾	103	171	168	166	6,429	6,350	6,711	6,687
2nd Quarter ²	217	347	380	377	24,646	24,920	25,243	25,644
July	90	137	157	140	5,982	6,477	6,229	6,754
August	62	100	117	120	11,180	14,046	11,359	14,266
September	27	43	77	78	8,331	11,115	8,435	11,236
3rd Quarter	179	280	351	338	25,493	31,638	26,023	32,256
October	42	69	87	77	6,715	8,446	6,844	8,592
November	25	37	95	79	4,668	5,328	4,788	5,444
December	21	35	83	72	3,175	3,554	3,279	3,661
4th Quarter	88	141	265	228	14,558	17,328	14,911	17,697
Total, 1951	587	944	1,155	1,097	73,342	83,319	75,084	85,360
1952								
January	11	20	52	49	2,871	3,401	2,934	3,470
February	24	36	50	44	3,573	4,140	3,647	4,220
March	12	22	77	80	5,208	5,837	5,297	5,939
1st Quarter	47	78	179	173	11,652	13,378	11,878	13,629
April	51	83	93	103	11,503	12,270	11,647	12,456
May	60	109	144	137	8,597	9,190	8,801	9,436
June	88	143	177	174	6,046	6,498	6,311	6,815
2nd Quarter	199	335	414	414	26,146	27,958	26,759	28,707
Total, 1945 — June, 1952	3,100	4,395	5,188	4,474	279,009	288,885	287,297	297,753

(1) Covers period March 1 to December 31.

(2) Estimated.

TABLE 39. — OPERATIONS UNDER THE QUEBEC HOUSING ACT,⁽¹⁾ NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — JUNE, 1952.

Period	Loans Approved		Provincial Commitment		Number of Dwellings
	Number	Amount (\$000)	Total (\$000)	Average per Loan \$	
January, 1948 — December, 1949	2,175	11,546	3,554	1,634	2,527
1950	4,184	25,494	7,783	1,860	4,912
1951					
January	283	1,753	512	1,809	329
February	281	2,046	622	2,213	446
March	1,168	8,308	2,610	2,235	1,335
1st Quarter	1,732	12,107	3,744	2,162	2,110
April	280	2,019	578	2,064	419
May	590	4,249	1,121	1,900	725
June	377	2,873	978	2,593	467
2nd Quarter	1,247	9,141	2,677	2,146	1,611
July	281	2,164	671	2,389	344
August	387	2,806	824	2,129	483
September	170	1,252	380	2,234	203
3rd Quarter	838	6,222	1,875	2,237	1,030
October	253	1,314	323	1,278	293
November	551	3,689	1,106	2,007	661
December	618	4,860	1,510	2,442	732
4th Quarter	1,422	9,863	2,939	2,067	1,686
Total, 1951	5,239	37,333	11,235	2,144	6,437
1952					
January	397	2,905	837	2,108	461
February	625	4,351	1,402	2,243	723
March	1,365	9,399	2,882	2,111	1,522
1st Quarter	2,387	16,655	5,121	2,145	2,706
April	231	1,595	437	1,894	271
May	255	1,695	442	1,733	304
June	197	1,253	330	1,676	230
2nd Quarter	683	4,543	1,209	1,768	805
Total, January, 1948 — June, 1952	14,668	95,571	28,902	1,970	17,387

(1) An Act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec*, as amended.

SECTION 4 REAL ESTATE LENDING

TABLE 40. — GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN,
CANADA, 1947 JUNE, 1952.

Period	Non-Farm Residential Real Estate						Non-Farm Other Real Estate						Farms				Total
	New Construction			Existing Property			New Construction			Existing Property			Farms				
	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	
1947	20,264	26,411 ⁽¹⁾	109,167	22,515	34,413	88,083	1,126	28,487	1,609	37,782	1,704	7,254	1,704	47,218	270,773		
1948	29,635	37,436	173,604	24,539	38,320	98,878	1,213	35,279	1,961	45,087	1,738	7,275	1,738	59,086	360,123		
1949	34,207	43,025	212,178	23,549	35,554	96,992	1,042	36,912	1,578	40,451	1,579	6,916	1,579	61,955	393,446		
1950	45,824	55,358	310,157	25,825	37,844 ²	116,152	1,023	47,617	1,728	42,335	1,550	7,068	1,550	75,950	523,326		
1951																	
1st Quarter	9,140	11,413	69,121	6,196	9,535	30,529	280	13,140	412	13,714	368	2,033	368	16,396	128,537		
2nd Quarter	10,059	12,329	77,724	7,011	10,032	35,107	227	10,995	420	10,571	426	2,208	426	18,143	136,605		
3rd Quarter	6,569	8,258	49,118	5,572	7,453	24,041	157	5,642	334	6,472	224	936	224	12,856	86,209		
4th Quarter	4,935	6,510	40,948	4,451	6,472	22,293	136	4,998	267	10,107	315	1,622	315	10,104	79,968		
Total, 1951	30,703	38,510	236,911	23,230	33,492	111,970	800	34,775	1,433	40,864	1,333	6,799	1,333	57,499	431,319		
1952																	
January	1,750	2,344	13,629	1,317	1,765	6,516	33	1,224	111	2,724	79	307	79	3,290	24,400		
February	1,638	2,714	15,983	1,577	2,276	7,184	52	1,968	141	4,955	96	570	96	3,504	30,660		
March	2,571	3,499	23,221	1,713	2,616	8,883	44	2,118	119	2,875	125	838	125	4,572	37,935		
1st Quarter	5,959	8,557	52,833	4,607	6,657	22,583	129	5,310	371	10,554	300	1,715	300	11,366	92,995		
April	2,714	3,589	23,947	2,132	3,020	10,492	62	3,423	107	1,881	135	730	135	5,150	40,473		
May	3,788	5,024	34,962	2,174	3,404	11,967	62	3,905	139	3,766	118	619	118	6,281	55,219		
June	3,009	3,819	25,941	2,151	2,889	10,130	55	3,112	125	4,432	114	529	114	5,454	44,144		
2nd Quarter	9,511	12,432	84,850	6,457	9,313	32,589	179	10,440	371	10,079	367	1,878	367	16,885	139,836		

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 41 because in two instances some loans covered several single dwellings (see footnotes 1, page 71, and 3, page 72, of Table 41).

(2) Revised.

TABLE 41.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947 — JUNE, 1952.

Period	Life Insurance Companies						Trust Companies						Loan Companies					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	Number of Loans		Amount (\$'000)	Number of Loans		Amount (\$'000)	Number of Loans		Amount (\$'000)	Number of Loans		Amount (\$'000)	Number of Loans		Amount (\$'000)	Number of Loans		Amount (\$'000)
1947	14,365 ⁽¹⁾	67,724		1,301	6,055	20,463	893	3,093		129	412	860	2,973	11,657		340	1,214	3,300
1948	20,912	108,562		2,103	8,149	32,355	1,643	7,802		112	409	922	3,762	15,322		450	1,432	3,484
1949	24,311	136,737		1,959	8,865	36,435	1,836	8,982		81	258	755	4,504	19,235		515	1,583	3,577
1950	35,516	223,003		2,538	10,311	46,165	1,347	6,892		179	491	1,362	4,870	22,819		643	1,895	5,534
1951																		
1st Quarter	7,375	49,196		563	2,569	12,916	257	1,575		37	102	274	766	4,085		84	255	714
2nd Quarter	7,955	56,732		572	2,460	11,853	371	2,515		44	118	316	912	4,735		99	282	697
3rd Quarter	4,988	34,780		402	1,669	7,615	242	1,388		41	91	260	623	3,062		90	318	674
4th Quarter	3,832	28,622		365	1,775	8,611	193	954		22	39	149	424	1,896		53	161	285
Total, 1951	24,150	169,330		1,902	8,473	40,995	1,063	6,432		144	350	999	2,725	13,778		326	1,016	2,370
1952																		
January	1,409	9,404		122	641	3,102	39	188		10	35	89	129	537		25	64	209
February	1,213	9,660		106	1,051	4,505	46	244		6	17	42	210	1,069		40	144	275
March	2,032	15,861		131	982	4,939	70	474		2	8	20	268	1,441		45	118	318
1st Quarter	4,654	34,925		359	2,674	12,546	155	906		18	60	151	607	3,047		110	326	802
April	2,142	17,022		117	704	3,047	97	669		9	23	77	292	2,024		49	323	1,064
May	3,084	25,049		200	1,314	6,903	71	455		17	38	129	367	2,018		44	145	388
June	2,316	18,617		151	778	4,013	68	430		8	20	99	371	1,882		51	203	457
2nd Quarter	7,542	60,688		468	2,796	13,963	236	1,554		34	81	305	1,016	5,924		144	671	1,909

(1) Includes one loan approved for 2 single units and one for 21 single units.

TABLE 41.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947 — JUNE, 1952 — *Concluded*.

Period	Fraternal Societies ⁽¹⁾			Fire Insurance Companies			All Lending Institutions ⁽²⁾			
	Multiple Units		Number of Loans	Multiple Units		Number of Loans	Multiple Units		Number of Loans	Multiple Units
	Single Units	Multiple Units		Single Units	Multiple Units		Single Units	Multiple Units		
	Number Amount (\$'000)	Number Amount (\$'000)	Number Amount (\$'000)	Number Amount (\$'000)	Number Amount (\$'000)	Number Amount (\$'000)	Number Amount (\$'000)	Number Amount (\$'000)	Number Amount (\$'000)	Number Amount (\$'000)
1947	103	549	143	355	1,313	2	37	15	39	171
1948	380	2,134	256	684	2,757	4	26	13	61	240
1949	658	3,768	284	881	2,255	38	183	21	91	250
1950	545	3,065	161	348	1,156	18	101	7	17	60
1951	34	204	24	55	155	—	—	—	—	—
1st Quarter	39	245	64	189	615	3	15	—	—	—
2nd Quarter	129	807	53	197	523	1	8	—	—	—
3rd Quarter	20	130	26	66	305	—	—	—	—	—
4th Quarter	222	1,386	167	507	1,598	4	23	—	—	—
Total, 1951	12	67	4	15	33	—	—	—	—	—
1952	9	55	8	24	133	—	—	—	—	—
January	16	111	7	5	57	—	—	—	—	—
February	37	233	19	44	223	—	—	—	—	—
March	8	44	—	—	—	—	—	—	—	—
1st Quarter	4	16	—	—	—	—	—	—	—	—
April	13	47	12	26	104	28	243	5	10	49
May	25	107	12	26	104	29	247	5	10	49
June										
2nd Quarter										

(1) Including mutual benefit societies and pension fund associations.

(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in column 2 to 4 of Table 40.

(3) Includes one loan approved for 2 single units and one for 21 single units.

TABLE 42.— NUMBER OF MORTGAGES REGISTERED AND DISCHARGED,
GREATER TORONTO AREA AND PROVINCE OF ONTARIO,
1945 — JUNE, 1952.

Period	Mortgages Registered		Mortgages Discharged	
	Greater Toronto	Ontario	Greater Toronto	Ontario
1945	17,638	52,517	17,667	57,539
1946	22,289	69,048	21,770	66,341
1947	24,095	73,543	22,485	64,744
1948	29,527	86,754	23,301	66,067
1949	39,093	104,403	25,483	68,336
1950				
1st Quarter	8,148	21,492	5,956	16,021
2nd Quarter	10,977	28,954	7,167	19,277
3rd Quarter	11,370	29,991	6,763	18,191
4th Quarter	11,275	29,740	7,403	19,911
Total, 1950	41,770	110,177	27,289	73,400
1951				
1st Quarter	8,792	23,173	6,373	17,220
2nd Quarter	12,510	32,947	8,028	21,677
3rd Quarter	10,360	27,305	6,659	17,751
4th Quarter	9,983	26,312	6,871	18,762
Total, 1951	41,645	109,737	27,931	75,410
1952				
1st Quarter	8,278	— ⁽¹⁾	6,418	— ⁽¹⁾
2nd Quarter	11,956	— ⁽¹⁾	8,067	— ⁽¹⁾

(1) Not yet available.

SECTION 5
BUILDING MATERIALS

TABLE 43.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER,
OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC
DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING
LUMBER, CANADA, 1945 — JUNE, 1952.
(1939 = 100)

Period	Production			Domestic Disappearance
	Lumber	Other Construction Materials	Total	
1945.....	114.0	147.6	122.1	144.3
1946.....	128.4	174.4	139.6	170.7
1947.....	134.9	209.7	153.6	198.6
1948.....	134.2	236.3	158.2	227.4
1949.....	133.4	262.5	168.0	269.5
1950.....	152.3	272.8	182.0	295.0
1951 ⁽¹⁾				
January.....	132.2	286.3	170.4	288.3
February.....	146.6	268.3	176.7	272.9
March.....	153.9	293.1	188.3	316.6
April.....	122.9	300.3	166.9	324.5
May.....	182.3	322.1	216.8	349.9
June.....	248.3	304.9	261.9	326.3
July.....	228.1	285.3	241.9	299.2
August.....	210.7	305.1	233.8	325.5
September.....	167.7	286.5	197.0	300.0
October.....	145.0	259.1	173.2	259.3
November.....	102.9	217.6	131.0	228.9
December.....	96.1	157.2	111.2	141.6
Annual Average.....	161.4	273.8	189.1	286.1
1952 ⁽¹⁾				
January.....	126.7	172.7	137.9	175.7
February.....	147.9	185.4	157.0	188.1
March.....	163.8	188.1	169.5	197.8
April.....	118.9	194.7	137.5	224.7
May.....	181.5	202.6	186.4	275.4
June.....	196.3	202.2	197.6	236.0

(1) Preliminary.

TABLE 44. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 1952.
(In Units Specified)

Period	Lumber and Lumber Products			Gypsum Products		
	Sawn Lumber ⁽¹⁾	Hardwood Flooring ⁽²⁾	Wood Fibre Building Board	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster ⁽¹⁾
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{4}$ " B.	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
1945	4,514.2	—	164.7	134.0	59.9	67.1
1946	5,083.3	41,318	161.8	203.4	75.0	97.3
1947	5,877.9	52,250	203.1	213.7	111.1	119.7
1948	5,908.8	66,007	220.7	237.7	153.0	137.1
1949	5,915.4	79,500	227.7	230.6	174.0	160.8
1950	6,495.0	87,800	227.3	227.4	218.9	168.5
1951						
January	461.3	6,450	23.8	20.1	20.8	14.7
February	509.8	7,144	22.6	18.8	21.6	12.8
March	538.9	8,056	26.0	20.6	20.4	15.4
1st Quarter	1,510.0	21,650	72.4	59.5	62.8	42.9
April	419.8	6,861	24.5	20.1	21.6	15.5
May	636.9	6,570	26.0	19.0	20.1	15.7
June	813.3	6,437	22.9	19.2	22.3	16.0
2nd Quarter	1,870.0	19,868	73.4	58.3	64.0	47.2
July	747.3	7,364	24.5	12.5	15.8	12.4
August	696.3	7,479	27.0	23.7	19.4	16.2
September	554.3	8,629	24.4	21.0	16.1	14.2
3rd Quarter	1,997.9	23,472	75.9	57.2	51.3	42.8
October	479.3	8,206	27.4	18.9	17.7	16.0
November	360.4	6,107	24.7	20.0	15.1	13.7
December	317.7	5,197	18.6	16.3	12.3	7.6
4th Quarter	1,157.4	19,510	70.7	55.2	45.1	37.3
Total, 1951	6,535.3	84,500	292.4	230.2	223.2	170.2
1952						
January	418.8	4,900 ⁽³⁾	21.3	17.2	17.2	14.1
February	488.9	4,550 ⁽³⁾	21.1	16.0	15.5	16.1
March	541.5	4,350 ⁽³⁾	23.3	21.0	14.2	18.5
1st Quarter	1,449.2	13,800 ⁽³⁾	65.7	54.2	46.9	48.7
April	392.9	4,750	21.1	18.5	12.3	18.4
May	599.7	4,600	16.2	17.5	13.8	19.7
June	649.0	4,850	20.1	17.9	17.1	19.1
2nd Quarter	1,641.6	14,200	57.4	53.9	43.2	57.2

(1) Data for 1950 and 1951 are estimated (see p. 123).

(2) Data for 1945 are not available (see p. 123).

(3) Revised.

TABLE 44. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 1952 — *Continued.*
(In Units Specified)

Period	Plumbing and Heating Equipment					Builders' ⁽¹⁾ Hardware
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	(\$000)
1945	35.2	13.6	7,179.1	128.8	57.2	4,328.5
1946	46.6	14.3	8,006.9	138.4	76.6	5,596.8
1947	54.3	18.1	8,726.7	157.7	121.0	5,903.9
1948	64.3	18.2	8,585.7	190.0	146.7	9,766.8
1949	80.7	15.5	7,200.0	192.2	185.2	10,090.4
1950	87.3	19.9	6,688.7	181.6	223.0	9,631.0
1951						
January	7.2	2.2	770.3	13.2	20.3	1,001.7
February	8.1	2.1	594.9	9.0	28.7	1,000.1
March	8.1	2.3	472.7	14.2	25.3	1,068.0
1st Quarter	23.4	6.6	1,837.9	36.4	74.3	3,069.8
April	7.6	2.2	735.2	13.3	26.7	1,065.0
May	7.6	2.4	813.4	17.3	24.7	1,084.7
June	5.4	1.7	807.3	11.8	31.7	1,032.3
2nd Quarter	20.6	6.3	2,355.9	42.4	83.1	3,182.0
July	4.8	1.0	383.3	5.8	25.6	856.9
August	7.2	1.1	537.0	16.2	19.8	773.8
September	7.5	1.2	475.3	15.8	20.2	834.8
3rd Quarter	19.5	3.3	1,395.6	37.8	65.6	2,465.5
October	9.5	1.3	655.5	13.5	27.8	847.7
November	4.2	.8	607.2	13.0	22.3	950.9
December	3.1	.5	293.8	13.1	15.2	754.3
4th Quarter	16.8	2.6	1,556.5	39.6	65.3	2,552.9
Total, 1951	80.3	18.8	7,145.9	156.2	288.3	11,270.2
1952						
January	3.2	.8	463.2	22.4	15.3	850.4
February	5.0	.6	362.4	21.8	12.0	914.7
March	3.7	.6	500.6	18.7	15.0	901.7
1st Quarter	11.9	2.0	1,326.2	62.9	42.3	2,666.8
April	3.2	.5	549.7	9.4	18.7	917.2
May	5.1	.7	457.3	11.4	21.7	873.2
June	4.9	.6	534.1	5.5	20.3	716.4
2nd Quarter	13.2	1.8	1,541.1	26.3	60.7	2,506.8

(1) Data for 1950 and 1951 are estimated (see p. 124).

TABLE 44. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 1952 — *Continued*.
(In Units Specified)

Period	Electrical Wire and Wiring Devices ⁽¹⁾				Mineral Wool ⁽²⁾	
	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable	Batts	Granulated and Loose
	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet	Millions of Sq. Ft.	Millions of Cu. Ft.
1945	—	—	—	—	34.4	5.4
1946	1,808.7	1,392.8	1,272.3	45.4	54.8	10.1
1947	2,344.6	2,121.2	5,794.5	67.0	82.3	9.8
1948	2,627.5	2,202.4	9,190.4	81.1	93.4	10.1
1949	2,058.4	1,995.0	6,798.8	87.2	137.8	14.8
1950	2,187.5	1,839.7	4,037.6	107.8	150.8	14.1
1951						
January	213.7	205.1	317.5	11.3	14.4	1.0
February	182.2	182.4	290.0	11.4	10.8	.9
March	182.7	159.1	382.4	11.1	11.7	.6
1st Quarter	578.6	546.6	989.9	33.8	36.9	2.5
April	206.5	161.9	324.3	10.6	11.8	.7
May	220.7	241.2	375.2	8.4	11.9	.8
June	163.3	229.1	248.7	8.7	12.4	.9
2nd Quarter	590.5	632.2	948.2	27.7	36.1	2.5
July	186.5	150.9	194.9	5.4	13.2	.9
August	141.6	145.1	416.7	5.7	14.9	1.0
September	144.3	109.4	424.1	3.5	13.5	1.2
3rd Quarter	472.4	405.4	1,035.7	14.6	41.6	3.1
October	169.9	140.5	492.0	4.3	15.9	1.4
November	150.0	130.8	418.8	5.4	12.5	1.3
December	118.2	87.3	281.4	5.6	6.7	.8
4th Quarter	438.1	368.6	1,192.2	15.3	35.1	3.5
Total, 1951	2,079.6	1,952.8	4,166.0	91.4	149.7	11.6
1952						
January	149.7	132.0	266.0	5.9	9.6	1.0
February	164.3	81.3	216.8	8.1	7.9	.7
March	135.2	169.3	196.1	7.3	8.1	.5
1st Quarter	449.2	382.6	678.9	21.3	25.6	2.2
April	85.0	130.5	216.7	3.9	7.7	.5
May	125.5	160.7	186.4	3.9	10.6	.5
June	129.5	76.5	151.9	5.1	12.6	.7
2nd Quarter	340.0	367.7	555.0	12.9	30.9	1.7

(1) Data for 1945 are not available.

(2) Data for 1945 are factory sales.

TABLE 44. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 1952 — *Continued.*
(In Units Specified)

Period	Cement and Cement Products			Sanitary Ware		
	Cement	Concrete Blocks ⁽¹⁾	Cement Pipe and Tile ⁽¹⁾	Bath Tubs	Sinks ⁽¹⁾	Wash Basins ⁽¹⁾
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units
1945	7.8	—	—	56.3	—	—
1946	10.7	31.7	94.8	57.9	103.7	78.6
1947	12.2	39.8	134.7	81.1	120.7	91.7
1948	14.0	50.2	159.3	102.1	139.6	109.7
1949	16.1	48.2	117.1	132.5	192.0	140.8
1950	16.7	75.3	131.6	139.1	166.7	201.1
1951						
January	1.3	5.8	10.9	14.0	15.6	16.7
February	1.3	5.0	9.4	11.2	9.0	17.7
March	1.4	6.2	16.5	12.1	11.3	20.0
1st Quarter	4.0	17.0	36.8	37.3	35.9	54.4
April	1.5	6.8	20.6	11.7	14.2	18.9
May	1.5	8.0	23.4	13.2	11.8	20.6
June	1.4	9.4	25.3	13.1	11.9	19.7
2nd Quarter	4.4	24.2	69.3	38.0	37.9	59.2
July	1.5	7.8	20.8	8.8	7.0	15.3
August	1.5	7.8	27.4	10.5	9.7	17.1
September	1.5	6.5	22.9	8.5	7.9	15.4
3rd Quarter	4.5	22.1	71.1	27.8	24.6	47.8
October	1.5	6.8	25.0	13.4	7.4	14.3
November	1.5	5.7	19.1	7.4	7.6	12.5
December	1.2	3.7	13.3	3.6	3.3	7.6
4th Quarter	4.2	16.2	57.4	24.4	18.3	34.4
Total, 1951	17.1	79.5	234.6	127.5	116.7	195.8
1952						
January	1.3	3.3 ⁽²⁾	14.4	5.4	11.0	7.7
February	1.4	4.0 ⁽²⁾	16.2	6.6	3.0	8.3
March	1.5	5.3 ⁽²⁾	18.8	6.7	7.6	9.1
1st Quarter	4.2	12.6 ⁽²⁾	49.4	18.7	21.6	25.1
April	1.5	6.0	19.4	6.2	10.1	10.4
May	1.5	7.8	22.1	8.7	6.9	9.5
June	1.5	8.9	22.6	8.0	9.5	8.2
2nd Quarter	4.5	22.7	64.1	22.9	26.5	28.1

(1) Data for 1945 are not available. Cement pipe and tile includes drainpipe, sewer pipe, water pipe and culvert tile.

(2) Revised.

TABLE 44.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 1952 — *Concluded*.
(In Units Specified)

Period	Clay Products				Asphalt Products	
	Building Brick ⁽¹⁾	Flue Linings ⁽²⁾	Vitrified Sewer Pipe ⁽²⁾	Structural Tile	Asphalt Shingles ⁽³⁾	Tar and Asphalt Felts
	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons	Thousands of Squares	Thousands of Tons
1945	190.9	—	—	90.2	1,432.2	29.5
1946	274.1	940.1	3,055.9	134.4	1,982.6	38.1
1947	295.4	1,025.0	3,959.1	150.2	2,085.6	46.7
1948	316.7	1,197.6	5,066.7	157.3	2,040.3	45.3
1949	338.0	1,213.0	4,363.0	172.5	2,531.0	39.9
1950	365.7	1,309.8	4,900.9	184.0	2,803.0	48.5
1951						
January	29.8	122.7	315.8	13.8	150.2	3.9
February	24.2	117.9	434.2	12.2	191.6	3.8
March	28.4	152.5	340.3	14.4	204.9	5.2
1st Quarter	82.4	393.1	1,090.3	40.4	546.7	12.9
April	30.3	97.5	299.3	12.5	221.3	5.3
May	37.1	95.9	304.1	17.1	284.9	5.0
June	36.7	111.2	325.3	18.6	264.7	4.2
2nd Quarter	104.1	304.6	928.7	48.2	770.9	14.5
July	37.9	128.9	366.2	19.1	256.6	3.4
August	36.8	104.6	323.4	18.8	282.6	4.3
September	33.5	144.5	315.8	16.8	230.5	3.6
3rd Quarter	108.0	378.0	1,005.4	54.7	769.7	11.3
October	35.5	149.1	323.9	18.5	229.5	3.7
November	31.8	129.0	301.6	15.4	125.4	3.8
December	24.3	112.0	293.8	14.6	63.8	2.6
4th Quarter	91.6	390.1	919.3	48.5	418.7	10.1
Total, 1951	386.1	1,465.8	3,943.7	191.8	2,506.0	48.8
1952						
January	22.9	71.0	288.6	13.3	116.6	2.2
February	19.3	72.8	376.0	16.1	132.8	3.0
March	20.5	48.4	391.8	17.5	115.4	3.4
1st Quarter	62.7	192.2	1,056.4	46.9	364.8	8.6
April	23.9	77.2	334.2	16.8	155.8	3.7
May	30.7	95.0	386.6	17.2	244.6	3.5
June	33.3	86.2	427.3	17.8	273.8	3.7
2nd Quarter	87.9	258.4	1,148.1	51.8	674.2	10.9

(1) Data on production of Building Brick for the period 1949-1951 are estimated (see p. 123).

(2) Data for 1945 are not available.

(3) Includes siding.

TABLE 45. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — JUNE, 1952.
(In Units Specified)

Period	Plumbing and Heating Equipment						Sanitary Ware			
	Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters		Bath Tubs		Sinks	
	Thousands of Units	Thousands of Units	Thousands of Units	Thousands of Units	Thousands of Units	Thousands of Units	Thousands of Units	Thousands of Units	Thousands of Units	Thousands of Units
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	14.7	.7	196.1	1.2	160.3	18.1	129.5	1.2	186.6	12.1
1950	18.8	1.6 ⁽¹⁾	180.1	1.8 ⁽¹⁾	199.3	18.3 ⁽¹⁾	138.3	1.5 ⁽¹⁾	168.5	10.2 ⁽¹⁾
1951										
1st Quarter	5.7	1.6	37.8	1.5	65.2	18.8	36.9	1.5	38.6	9.0
2nd Quarter	4.1	4.0	43.3	.5	65.4	25.6	34.4	4.9	32.8	12.2
3rd Quarter	4.1	3.6	36.9	1.5	46.5	38.7	22.1	10.2	18.0	20.3
4th Quarter	3.6	3.2	38.9	2.2	41.1	54.1	14.8	13.2	14.3	24.4
Total, 1951	17.5	—	156.9	—	218.2	—	108.2	—	103.7	—
1952										
January	.7	3.2	23.6	1.8	15.1	51.8	5.4	14.5	6.2	23.1
February	.7	3.2	21.3	2.3	11.3	51.0	5.9	15.1	5.2	21.0
March	.7	3.0	17.3	2.4	13.7	50.0	5.6	16.9	9.5	30.9
1st Quarter	2.1	—	62.2	—	40.1	—	16.9	—	20.9	—
April	.5	3.1	7.3	3.2	17.8	50.3	7.3	15.6	10.4	30.4
May	.7	3.6	8.1	6.4	19.3	47.0	9.5	14.5	10.2	27.0
June	.7	3.1	6.5	1.4	20.0	42.8	9.8	12.9	11.6	24.9
2nd Quarter	1.9	—	21.9	—	57.1	—	26.6	—	32.2	—

(1) Revised.

TABLE 45. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — JUNE, 1952 — *Concluded*.
(In Units Specified)

Period	Electrical Wire and Wiring Devices									
	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Cement		Mineral Wool Batts	
	Thousands of Units	Thousands of Units	Thousands of Units	Thousands of Units	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Millions of Sq. Ft.	Millions of Sq. Ft.
1949	2,151.3	60.0	6,582.0	152.7	85.2	1.4	15.9	.8	130.6	2.0
1950	2,268.9	59.4 ⁽¹⁾	4,001.9	78.8 ⁽¹⁾	106.8	1.7 ⁽¹⁾	16.6	7 ⁽¹⁾	148.3	1.6 ⁽¹⁾
1st Quarter 1951	622.1	27.0	933.9	35.9	32.1	2.5	3.2	1.5	35.1	3.4
2nd Quarter	543.9	68.2	949.5	34.7	23.7	6.3	5.1	7	36.0	3.5
3rd Quarter	422.5	118.8	957.0	113.2	15.1	5.9	4.9	4	42.1	3.0
4th Quarter	303.1	255.6	1,173.3	252.3	16.3	4.8	3.7	9	34.8	3.2
Total, 1951	1,991.6	—	4,013.7	—	87.2	—	16.9	—	148.0	—
1952										
January	103.0	296.7	61.9	480.9	6.1	4.8	.9	1.4	9.2	3.6
February	111.8	357.9	90.4	434.2	7.8	5.0	1.2	1.6	8.7	3.8
March	98.2	404.1	84.0	618.4	4.8	7.5	1.5	1.5	8.1	3.7
1st Quarter	313.0	—	236.3	—	18.7	—	3.6	—	26.0	—
April	89.6	399.4	115.9	396.7	3.6	7.8	1.6	1.5	7.9	3.5
May	98.3	426.5	189.5	393.1	5.3	6.4	2.0	1.0	11.7	3.4
June	86.9	535.7	246.5	311.0	5.9	5.3	1.7	.8	12.8	3.6
2nd Quarter	274.8	—	551.9	—	14.8	—	5.3	—	32.4	—

(1) Revised.

TABLE 46. — IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1952.
(In Units Specified)

Period	Lumber and Lumber Products		Sanitary Ware		Cement
	Hardwood Flooring	Wallboard Building Board	Bath Tubs	Closets, Sinks and Basins	
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ "B	(\$000)	(\$000)	Thousands of Barrels of 350 lbs.
1945	702	12.1	7	254	32.7
1946	404	18.7	206	535	350.1
1947	1,157	39.9	1,044	205	1,248.6
1948	8	18.3	231	83	1,120.7
1949	8,258	95.5	493	374	2,284.0
1950	7,001	33.8	560	551	1,386.2
1951					
January	771	1.6	98	60	48.4
February	328	1.0	33	72	35.9
March	883	2.0	108	109	101.0
1st Quarter	1,982	4.6	239	241	185.3
April	1,032	2.2	81	134	202.0
May	1,000	2.7	111	163	284.0
June	820	1.7	91	76	217.9
2nd Quarter	2,852	6.6	283	373	703.9
July	972	1.4	86	58	388.5
August	1,048	2.6	46	73	403.2
September	920	1.7	34	35	309.7
3rd Quarter	2,940	5.7	166	166	1,101.4
October	813	1.9	66	73	169.6
November	683	2.2	63	56	131.1
December	430	2.1	24	35	36.1
4th Quarter	1,926	6.2	153	164	336.8
Total, 1951	9,700	23.1	841	944	2,327.4
1952					
January	558	2.4	9	27	15.3
February	958	1.9	46	45	12.9
March	621	1.7	20	38	34.4
1st Quarter	2,137	6.0	75	110	62.6
April	1,030	2.4	58	41	81.0
May	1,037	2.1	41	51	198.2
June	1,023	2.2	51	43	225.5
2nd Quarter	3,090	6.7	150	135	504.7

TABLE 46. — IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1952 — *Continued.*
(In Units Specified)

Period	Building Brick	Mineral Wool	Gypsum Plaster	Builders' Hardware	Paints, Pigments and Varnishes
	Millions of Bricks	Thousands of Sq. Ft.	Thousands of Tons	(\$000)	(\$000)
1945	1.4	5,993	2.9	490	8,660
1946	1.1	7,822	7.6	653	9,436
1947	8.9	5,775	10.1	969	13,441
1948	8.3	74	10.0	1,076	14,276
1949	21.9	112	8.7	1,218	13,867
1950	16.7	139	22.4	1,483	18,213
1951					
January	1.5	22	.9	201	1,979
February	1.5	39	.9	156	1,555
March	1.5	12	1.6	204	2,110
1st Quarter	4.5	73	3.4	561	5,644
April	2.0	26	1.9	177	2,120
May	1.8	27	1.8	208	1,881
June	1.8	20	1.3	158	1,808
2nd Quarter	5.6	73	5.0	543	5,809
July	1.9	3	1.1	140	1,683
August	1.9	12	1.0	125	1,563
September	1.4	92	1.8	127	1,450
3rd Quarter	5.2	107	3.9	392	4,696
October	1.6	28	2.4	165	1,700
November	1.1	36	.6	121	1,717
December	1.1	35	.4	113	1,259
4th Quarter	3.8	99	3.4	399	4,676
Total, 1951	19.1	352	15.7	1,895	20,825
1952					
January	.9	37	.4	112	1,594 ⁽¹⁾
February	.5	50	.5	106	1,145 ⁽¹⁾
March	.7	39	.5	145	1,283 ⁽¹⁾
1st Quarter	2.1	126	1.4	363	4,022 ⁽¹⁾
April	1.0	49	.6	131	1,459
May	1.3	31	1.0	151	1,918
June	1.4	44	.8	118	1,334
2nd Quarter	3.7	124	2.4	400	4,711

(1) Revised.

TABLE 46. — IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1952 — *Concluded*.
(In Units Specified)

Period	Plumbing and Heating Equipment				Common Colourless Window Glass
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters ⁽¹⁾	
	Units	(\$000)	Sq. Ft.	Units	Millions of Sq. Ft.
1945	334	35	280	—	39.8
1946	1,542	133	7,595	—	43.7
1947	2,506	319	43,824	—	70.2
1948	7	16	0	3,214	96.3
1949	522	33	3,339	1,285	64.6
1950	1,035	54	19,754	2,687	68.5
1951					
January	380	6	3,843	164	3.5
February	73	11	7,436	288	3.8
March	149	12	1,741	227	3.9
1st Quarter	602	29	13,020	679	11.2
April	67	31	5,125	646	7.9
May	246	18	2,292	1,053	6.4
June	272	5	1,348	1,499	6.8
2nd Quarter	585	54	8,765	3,198	21.1
July	204	6	1,479	600	7.5
August	84	17	3,290	697	7.5
September	212	13	1,482	646	6.8
3rd Quarter	500	36	6,251	1,943	21.8
October	344	6	0	863	5.8
November	223	7	72	566	5.9
December	41	8	700	765	3.7
4th Quarter	608	21	772	2,194	15.4
Total, 1951	2,295	140	28,808	8,014	69.5
1952					
January	35	6	76	372	3.6
February	35	9	0	225	3.1
March	108	11	11,607	487	1.7
1st Quarter	178	26	11,683	1,084	8.4
April	85	10	0	1,792	2.2
May	224	9	0	632	2.8
June	218	9	40,366	1,065	3.2
2nd Quarter	527	28	40,366	3,489	8.2

(1) Data for the period 1945-1947 are not available.

TABLE 47. — EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1952.
(In Units Specified)

Period	Lumber and Lumber Products				
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B	Thousands of Squares	Thousands of Laths
1945	2,000.5	544	45.3	1,651	25,981
1946	2,083.3	106	36.1	1,775	26,193
1947	2,735.0	50	51.1	2,051	41,700
1948	2,467.7	25	40.2	2,353	55,513
1949	2,188.7	611	30.4	2,121	77,157
1950	3,562.5	16,135	17.6	2,924	96,157
1951					
January	263.1	1,166	1.2	221	3,889
February	240.4	783	1.7	232	4,600
March	296.2	839	2.2	282	4,553
1st Quarter	799.7	2,788	5.1	735	13,042
April	303.2	681	2.2	290	4,926
May	285.7	519	7.0	222	4,530
June	265.4	430	3.2	155	7,563
2nd Quarter	854.3	1,630	12.4	667	17,019
July	318.4	435	6.8	182	9,413
August	315.4	349	8.6	204	8,428
September	282.0	215	6.0	228	7,270
3rd Quarter	915.8	999	21.4	614	25,111
October	318.1	278	6.0	251	7,648
November	285.9	201	4.8	190	7,548
December	259.3	244	5.4	132	3,573
4th Quarter	863.3	723	16.2	573	18,769
Total, 1951	3,433.1	6,140	55.1	2,589	73,941
1952					
January	224.6	258	3.0	145	2,661
February	250.6	280	3.3	177	2,950
March	281.1	252	5.1	201	2,852
1st Quarter	756.3	790	11.4	523	8,463
April	292.9	186	5.4	210	2,892
May	351.3	285	3.6	193	4,737
June	304.7	304	3.3	227	7,246
2nd Quarter	948.9	775	12.3	630	14,875

TABLE 47.—EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1952 — *Concluded*.
(In Units Specified).

Period	Cement	Building Brick	Common Colourless Window Glass	Gypsum Plaster	Paints, Pigments and Varnishes
	Thousands of Barrels of 350 lbs.	Millions of Bricks	Sq. Ft.	Tons	(\$000)
1945	281.9	3.7	15,251	447	3,973
1946	114.4	6.1	4,301	969	4,407
1947	88.0	4.2	93,149	1,423	7,346
1948	73.0	4.9	57,959	744	6,235
1949	19.2	4.3	931	163	3,604
1950	23.9	2.8	226,392	102	4,025
1951					
January	0	.1	289,856	0	310
February	0	.1	40,400	0	339
March	.1	.2	34,260	26	514
1st Quarter	.1	.4	364,516	26	1,163
April	0	.2	55,880	25	631
May	.3	.3	53,496	0	669
June	.4	.4	0	52	695
2nd Quarter	.7	.9	109,376	77	1,995
July	.2	.4	61,900	1	848
August	.1	.5	0	3	841
September	.2	.6	0	9	850
3rd Quarter	.5	1.5	61,900	13	2,539
October	.3	.3	13,330	25	810
November	.9	.2	15,900	3	829
December	.1	.5	3,000	26	662
4th Quarter	1.3	1.0	32,230	54	2,301
Total, 1951	2.6	3.8	568,022	170	7,998
1952					
January	0 ⁽¹⁾	.4	0	1	448
February	0 ⁽¹⁾	0	5,000	6	310
March	0 ⁽¹⁾	.1	0	1	379
1st Quarter	0 ⁽¹⁾	.5	5,000	8	1,137
April	.1	0	0	225	374
May	.4	.3	0	26	443
June	.2	.6	200	2	247
2nd Quarter	.7	.9	200	253	1,064

(1) Revised.

TABLE 48.— PRODUCTION OF PIG IRON AND STEEL INGOT AND ESTIMATED
DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS,
CANADA, 1945 — JUNE, 1952.
(Thousands of Net Tons)

Period	Pig Iron	Steel Ingot ⁽¹⁾	Rolling Mill Products ⁽¹⁾			
			Production from		Exports	Domestic Disappearance
			Canadian Ingot ⁽²⁾	Imports		
1945	1,786	2,761	1,985	789	40	2,734
1946	1,404	2,253	1,606	721	36	2,291
1947	1,973	2,855	2,052	906	51	2,907
1948	2,130	3,087	2,212	939	239	2,912
1949	2,163	3,090	2,195	1,157	161	3,191
1950						
1st Quarter	527	821	580	188	25	743
2nd Quarter	582	827	576	279	13	842
3rd Quarter	595	801	547	284	11	820
4th Quarter	612	847	565	326	20	872
Total, 1950	2,316	3,296	2,268	1,077	68	3,277
1951						
1st Quarter	615	875	627	299	13	913
2nd Quarter	643	888	644	432	17	1,059
3rd Quarter	626	802	592	434	11	1,015
4th Quarter	669	880	627	458	12	1,073
Total, 1951	2,553	3,445	2,490	1,623	53	4,060
1952						
1st Quarter	649	928	664	473	16	1,121
2nd Quarter	681	918	662	430	19	1,073

(1) Excludes castings and forgings (see p. 125).

(2) This production is calculated as 72.5 per cent of Canadian ingot production on the basis of an average overall loss of 27.5 per cent in conversion from ingot to finished product (see p. 125).

TABLE 49. —SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES,
CANADA, 1946 — JUNE, 1952.
(In Thousands of Tons)

Period	Building Construc- tion	Railway and Railway Car Shops	Con- tainers	Merchant Trade ⁽¹⁾ Products	Wholesalers and Warehouses	Automotive Industries	Miscella- neous ⁽¹⁾	Net Total Domestic Shipments	Producers Interchange ⁽¹⁾	Export Shipments	Total
1946	189.6	411.6	164.4	226.8	261.6	84.0	434.4	1,772.4	453.6	145.2	2,371.2
1947	273.6	463.2	171.6	250.8	331.2	138.0	556.8	2,187.6	806.4	168.0	3,162.0
1948	295.2	556.8	196.8	313.2	321.6	139.2	556.8	2,379.6	926.4	243.6	3,549.6
1949	362.7	534.6	205.6	351.3	354.9	150.2	529.6	2,488.7	953.8	219.5	3,662.0
1950	357.6	500.8	262.0	358.0	314.3	200.1	621.5	2,614.3	1,400.3	218.8	4,233.4
1951											
1st Quarter	100.7	164.8	74.3	102.3	87.8	61.1	174.8	765.8	415.7	12.8	1,194.3
2nd Quarter	99.2	162.6	79.2	104.7	89.0	75.5	199.6	809.8	442.6	8.6	1,261.0
3rd Quarter	86.8	128.1	76.0	98.3	67.5	57.1	184.6	698.4	416.0	23.6	1,138.0
4th Quarter	96.9	100.3	71.9	107.2	81.8	56.2	260.6	774.9	406.5	25.3	1,206.7
Total, 1951	383.6	555.8	301.4	412.5	326.1	249.9	819.6	3,048.9	1,680.8	70.3	4,800.0
1952											
January	34.9	54.5	21.7	38.0	23.7	15.5	66.3	254.6	158.7	12.0	425.3
February	28.8	64.1	22.5	34.1	24.9	16.9	66.6	257.9	148.8	3.6	410.3
March	33.1	51.1	20.7	37.5	28.1	12.7	71.4	254.6	152.4	5.6	412.6
1st Quarter	96.8	169.7	64.9	109.6	76.7	45.1	204.3	767.1	459.9	21.2	1,248.2
April	30.1	53.1	18.6	38.8	30.7	14.1	79.0	264.4	156.7	4.4	425.5
May	33.2	55.5	21.8	37.7	27.1	14.2	78.3	267.8	156.1	6.5	430.4
June	25.9	59.8	21.9	32.3	28.2	17.6	70.0	255.7	141.6	8.1	405.4
2nd Quarter	89.2	168.4	62.3	108.8	86.0	45.9	227.3	787.9	454.4	19.0	1,261.3

(1) For details see p. 125.

TABLE 50. — PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1945 — JUNE, 1952.
(In Units Specified)

Period	Structural Steel	Galvanized Sheets	Steel Pipe and Fittings	Wire Nails and Spikes	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons
1945	150.2	61.6	139.3	70.0	20.8	45.9
1946	115.5	56.1	96.3	58.9	25.1	65.2
1947	161.2	89.2	90.4	77.4	32.5	77.7
1948	172.9	99.1	102.6	86.8	45.7	93.4
1949	180.2	97.5	164.2	88.5	47.6	91.5
1950	158.0	99.1	152.1	85.3	53.3	87.5
1951						
January	20.6	8.6	14.3	7.8	5.1	13.5
February	16.7	7.9	15.0	6.6	4.7	11.7
March	17.9	9.7	14.5	7.6	5.4	13.4
1st Quarter	55.2	26.2	43.8	22.0	15.2	38.6
April	17.2	9.6	14.8	7.1	5.5	11.3
May	20.9	10.4	14.7	8.2	5.8	10.9
June	17.6	9.3	11.5	7.9	5.6	10.7
2nd Quarter	55.7	29.3	41.0	23.2	16.9	32.9
July	13.3	9.8	10.8	6.5	3.1	6.5
August	14.7	9.9	15.4	6.9	4.6	10.9
September	13.9	8.8	14.9	7.1	4.1	10.1
3rd Quarter	41.9	28.5	41.1	20.5	11.8	27.5
October	20.8	9.2	14.0	8.6	3.8	11.7
November	25.2	10.3	13.8	8.6	3.5	11.5
December	16.6	9.1	9.3	7.4	2.2	8.2
4th Quarter	62.6	28.6	37.1	24.6	9.5	31.4
Total, 1951	215.4	112.6	163.0	90.3	53.4	130.4
1952						
January	11.1	10.3	9.7	8.1	2.2	9.4
February	18.6	9.5	13.2	8.2	2.4	8.6
March	16.4	11.0	17.9	7.5	3.2	7.7
1st Quarter	46.1	30.8	40.8	23.8	7.8	25.7
April	21.5	9.4	12.6	7.5	3.3	7.5
May	9.7	9.0	13.7	7.8	3.4	5.6
June	9.3	8.8	12.3	7.1	3.8	6.6
2nd Quarter	40.5	27.2	38.6	22.4	10.5	19.7

TABLE 51. — SALES AND STOCKS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1949 — JUNE, 1952.

Period	Steel Pipe and Fittings		Wire Nails and Spikes		Cast-Iron Soil Pipe and Fittings	
	Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	189.3	17.6	91.5	5.6	41.4	6.0
1950	209.3	22.4	84.5	9.4	48.8	4.6
1951						
January	15.7	13.9	7.0	5.5	4.9	2.5
February	14.7	14.4	6.9	5.8	4.2	2.9
March	14.7	14.0	7.7	6.0	4.7	3.0
1st Quarter	45.1	—	21.6	—	13.8	—
April	14.9	13.9	6.9	7.0	4.4	3.7
May	16.9	11.5	8.4	9.1	4.7	4.2
June	12.6	10.4	8.1	9.9	4.7	4.3
2nd Quarter	44.4	—	23.4	—	13.8	—
July	10.1	11.0	6.9	10.5	3.2	3.9
August	13.0	13.3	6.8	11.6	3.6	4.5
September	12.7	15.4	6.9	12.6	3.3	4.8
3rd Quarter	35.8	—	20.6	—	10.1	—
October	16.1	13.3	8.1	14.0	3.0	3.8
November	14.2	13.1	8.3	14.4	2.4	4.4
December	11.7	11.5	6.3	14.9	1.4	4.8
4th Quarter	42.0	—	22.7	—	6.8	—
Total, 1951	167.3	—	88.3	—	44.5	—
1952						
January	10.1	7.1	6.5	17.4	1.7	4.6
February	10.1	9.9	7.3	18.2	2.0	4.5
March	15.2	15.2	7.9	18.2	2.4	5.0
1st Quarter	35.4	—	21.7	—	6.1	—
April	16.0	11.9	7.5	18.5	2.6	5.2
May	14.0	11.5	8.3	14.2	3.5	4.4
June	12.0	11.1	7.6	14.0	4.2	4.0
2nd Quarter	42.0	—	23.4	—	10.3	—

TABLE 52. —IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1952.
(In Units Specified)

Period	Imports				Exports			
	Structural Steel	Wire Nails	Galvanized Sheets	Skelp	Structural Steel	Wire Nails and Spikes	Cast-Iron Soil Pipe	Steel Pipe and Tubing
	Thousands of Tons	Tons	Tons	Tons	Thousands of Tons	Tons	Tons	Tons
1945	68.8	71	22,963	129,982	9.3	813.6	506	—
1946	99.5	680	15,331	54,385	7.8	1,270.5	157	3,158
1947	183.2	4,146	7,895	60,190	4.4	31.9	207	184
1948	194.3	6,315	7,047	60,783	10.5	1,854.1	658	2,812
1949	198.1	13,305	15,268	140,897	10.3	494.8	998	16,806
1950	170.4	3,471	7,110	167,114	2.2	2.4	1,366	5,853
1951								
January	18.2	440	615	14,425	.2	5.2	103	210
February	15.2	587	498	8,607	0	0	112	157
March	19.2	337	700	9,639	.2	1.2	78	17
1st Quarter	52.6	1,364	1,813	32,671	.4	6.4	293	384
April	27.0	772	593	12,240	.3	.1	90	0
May	34.7	2,285	1,032	8,943	.2	.4	126	295
June	26.6	1,022	692	11,581	.2	0	88	407
2nd Quarter	88.3	4,079	2,317	32,764	.7	.5	304	702
July	28.9	954	657	19,757	.2	0	42	310
August	29.1	1,018	708	11,704	.3	.7	34	16
September	31.5	785	556	10,563	.4	21.7	81	47
3rd Quarter	89.5	2,757	1,921	42,024	.9	22.4	157	373
October	36.4	910	634	19,777	.7	1.5	24	166
November	32.3	484	763	11,782	.2	.6	24	0
December	29.6	507	326	8,272	.4	5.4	135	54
4th Quarter	98.3	1,901	1,723	39,831	1.3	7.5	183	220
Total, 1951	328.7	10,101	7,774	147,290	3.3	36.8	937	1,679
1952								
January	43.9	952	596	14,235	.3	0	86	103
February	31.3	740	768	10,501	.4	34.0 ⁽¹⁾	191	0
March	5.5	453	496	14,356	.8	0	33	682
1st Quarter	80.7	2,145	1,860	39,092	1.5	34.0 ⁽¹⁾	310	785
April	28.8	267	518	14,543	.6	20.3	122	134
May	3.7	322	667	22,329	.7	52.1	123	26
June	17.7	293	338	8,878	.1	0	52	18
2nd Quarter	50.2	882	1,523	45,750	1.4	72.4	297	178

(1) Revised.

TABLE 53.— VOLUME OF SELECTED BUILDING MATERIALS UNLOADED⁽¹⁾
AT RAILWAY STATIONS IN CANADA,
1945 — JUNE, 1952.
(In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material ⁽²⁾	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	3,622	3,954	411	401	837	57	9,282
1946	3,907	4,717	469	500	1,173	66	10,832
1947	4,395	5,868	554	619	1,314	84	12,834
1948	4,391	6,386	624	619	1,580	93	13,693
1949	4,111	5,500	628	564	2,012	83	12,898
1950	4,335	6,066	667	592	1,803	79	13,542
1951							
January	309	248	55	53	100	5	770
February	326	210	51	42	113	4	746
March	411	287	61	63	162	6	990
1st Quarter	1,046	745	167	158	375	15	2,506
April	391	453	66	68	196	8	1,182
May	375	671	84	64	202	10	1,406
June	419	774	75	63	181	10	1,522
2nd Quarter	1,185	1,898	225	195	579	28	4,110
July	454	844	61	74	178	17	1,628
August	390	867	63	65	201	10	1,596
September	314	793	57	60	171	8	1,403
3rd Quarter	1,158	2,504	181	199	550	35	4,627
October	357	929	62	65	152	9	1,574
November	323	328	58	66	119	6	900
December	247	259	46	47	90	4	793
4th Quarter	927	1,616	166	178	361	19	3,267
Total, 1951	4,316	6,763	739	730	1,865	97	14,510
1952							
January	214	217	47	50	94	2	624
February	241	215	49	44	128	3	680
March	316	270	56	43	173	4	862
1st Quarter	771	702	152	137	395	9	2,166
April	289	483	58	55	189	6	1,080
May	303	815	57	55	198	7	1,435
June ⁽³⁾	—	—	—	—	—	—	—
2nd Quarter ³	—	—	—	—	—	—	—

(1) For source and explanatory note see p. 126).

(2) Includes plywood.

(3) Not yet available.

TABLE 54.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES,
CANADA, ⁽¹⁾ 1946 — JUNE, 1952.

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$
1946			
Annual Average	84,203	2,704	32.11
1947			
Annual Average	97,787	3,439	36.09
1948			
Annual Average	104,916	4,165	39.69
1949			
Annual Average	109,401	4,726	43.32
1950—			
January	105,302	4,386	41.65
February	102,901	4,568	44.39
March	105,124	4,759	45.26
April	106,832	4,861	45.52
May	108,702	4,959	45.62
June	114,445	5,066	44.26
July	119,895	5,433	45.32
August	122,305	5,697	46.58
September	123,742	5,742	46.40
October	123,916	5,952	48.03
November	121,431	5,891	48.51
December	117,978	5,722	48.50
Annual Average	114,379	5,253	45.84
1951—			
January	115,433	5,229	45.30
February	116,722	5,718	48.99
March	117,212	5,798	49.47
April	119,707	5,963	49.81
May	120,268	6,278	52.20
June	125,185	6,295	50.29
July	127,611	6,600	51.72
August	128,068	6,616	51.66
September	127,210	6,661	52.36
October	124,267	6,708	53.98
November	120,581	6,524	54.10 ⁽²⁾
December ⁽²⁾	116,922	6,390	54.65
Annual Average ⁽²⁾	121,599	6,232	51.25
1952—			
January	112,145	5,410	48.24
February	108,989	5,771	52.95
March ⁽²⁾	110,503	6,177	55.90
April	111,973	6,328	56.51
May	112,375	6,339	56.41
June ⁽³⁾	117,457	6,651	56.62

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

TABLE 55.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES,
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY REASON FOR LAYOFF, CANADA,
MARCH, 1948 — JULY, 1952

Period	Number of Estab- lishments	Number of Employees	Number of Employees by Reason for Layoff		
			Lack of Orders	Lack of Material	Other ⁽¹⁾
1948 ⁽²⁾	68	6,842	1,678	933	4,231
1949	69	3,644	2,339	296	1,009
1950	57	3,355	1,343	800	1,212
1951					
January	4	387	—	262	125
February	3	105	25	40	40
March	2	80	—	30	50
1st Quarter	9	572	25	332	215
April	6	341	158	60	123
May	5	282	157	125	—
June	1	40	40	—	—
2nd Quarter	12	663	355	185	123
July	2	84	75	9	—
August	7	338	—	120	218
September	8	361	135	75	151
3rd Quarter	17	783	210	204	369
October	5	198	61	35	102
November	5	223	76	139	8
December	10	408	208	62	138
4th Quarter	20	829	345	236	248
Total, 1951	58	2,847	935	957	955
1952					
January	10	807	753	—	54
February	3	114	50	64	—
March	9	301	121	60	120
1st Quarter	22	1,222	924	124	174
April	5	359	95	—	264
May	2	95	45	—	50
June	5	308	308	—	—
2nd Quarter	12	762	448	—	314
July	1	65	65	—	—

(1) See p. 126.

(2) Covers period March — December only.

SECTION 6
BUILDING LABOUR

TABLE 56.—EMPLOYMENT, UNEMPLOYMENT, AND THE LABOUR FORCE BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL AND ALL INDUSTRIES, CANADA, 1945—JUNE, 1952.
(In Thousands)

Period	Persons Employed			Persons Unemployed			Labour Force		
	Construction		Non-Agricultural Industries	Construction Industry	Non-Agricultural Industries	All Industries	Construction Industry	Non-Agricultural Industries	All Industries
	Occupation ²	Industry							
1945	—	145	3,277	—	70	72	—	3,347	4,483
1946	—	241	3,428	8	123	126	249	3,551	4,828
1947	—	254	3,658	8	89	91	262	3,747	4,912
1948	260	295	3,762	7	80	82	302	3,842	5,030
1949	350	350	3,895	16	101	103	366	3,996	5,121
1950	339	338	4,029	36	165	169	374	4,194	5,225
1951									
March 3	298	302	4,110	45	165 ⁽³⁾	170	347	4,275	5,114
June 2	329	357	4,231	14	84	83	371	4,315	5,255
August 18	359	396	4,255	12	76	77	408	4,331	5,343
November 3	317	367	4,235	19	95	100	386	4,330	5,210
Annual Average	326	355	4,208	22	105	107	378	4,313	5,230
1952									
March 1	283	295	4,142	53	205	212	348	4,347	5,179
May 31	317	356	4,298	20	105	107	376	4,403	5,329

(1) Data for the period 1945-1949 relate to week ending nearest June 1, (see p. 127).

(2) Not available prior to August, 1947.

(3) Revised.

TABLE 57.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK, CANADA, MARCH, 1949 — JUNE, 1952.

Week Ending	Percentage of Workers, by Number of Hours Worked per Week					Average Number of Hours Worked ⁽¹⁾	Total Number of Hours Worked per Week (In Thousands)
	Less than 15	15-34	35-44	45-54	More than 54		
1949	4.7	5.9	42.8	37.0	9.6	43	13,674
1950							
March 4	12.4	11.9	45.9	25.4	4.4	36	9,324
June 3	3.7	5.5	48.5	34.8	7.5	42	14,154
August 19	4.0	5.9	45.2	35.1	9.8	43	16,168
November 4	3.3	7.2	47.8	33.9	7.2	44	15,928
Annual Average	5.8	7.6	46.8	32.3	7.2	41	13,694
1951							
March 3	10.8	7.8	46.2	30.1	5.1	38	11,248
June 2	3.1	6.3	48.0	31.8	10.8	43	15,136
August 18	5.2	7.2	44.7	30.8	12.1	42	16,338
November 3	4.4	10.0	50.4	28.3	6.9	41	14,700
Annual Average	5.9	7.8	47.3	30.2	8.7	41	14,355
1952							
March 1	11.9	7.8	48.1	25.8	6.4	38	11,249
May 31	4.2	6.2	48.3	30.1	11.2	42	15,004

(1) For qualitative note (see p. 127).

TABLE 58.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, ⁽¹⁾ 1945 — JUNE, 1952.

Period ⁽²⁾	Building Industry			Indexes of Employment (1939 = 100)	
	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	Non- Agricultural Industries
1945	44,932	1,533	34.03	149.1	147.0
1946	65,386	2,230	33.97	213.3	146.0
1947	88,124	3,322	37.41	179.1	158.3
1948	100,726	4,192	41.41	311.8	165.0
1949	115,453	5,133	44.37	340.9	165.5
1950	121,661	5,653	46.33	356.8	168.0
1951—January	120,165	5,080	42.73	347.8	175.3
February	115,891	5,667	49.22	338.0	172.3
March	114,303	6,850	49.77	334.6	172.3
April	115,812	5,634	48.51	339.7	173.3
May	124,116	6,319	50.92	363.0	175.6
June	132,701	6,686	50.23	398.2	180.3
July	140,040	7,359	52.32	415.4	183.6
August	144,193	7,705	53.22	427.5	184.3
September	152,114	8,273	54.39	449.2	185.4
October	152,268	8,571	56.29	449.7	186.5
November	151,721	8,453	55.72	448.1	186.4
December	146,824	8,347	56.85	432.9	186.6
Annual Average	134,147	7,077	52.76	395.3	180.1
1952—January	125,969	5,935	47.11	368.9	181.0
February	126,077	7,299	58.36	368.5	177.8
March ⁽³⁾	124,240	7,350	59.16	363.5	178.0
April	128,727	7,766	60.33	374.4	177.9
May	134,662	8,122	60.32	391.4	177.4
June ⁽⁴⁾	138,957	8,270	59.52	403.9	182.2

(1) As reported by employers with 15 or more employees.

(2) Data for the period 1945-1950 represent annual averages.

(3) Revised.

(4) Preliminary.

TABLE 59.— NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, ⁽¹⁾
1945 — JUNE, 1952.

Period	Number of Hourly Wage-Earners ²	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945					
Annual Average	33,770	41.6	1,364	79.4	32.68
1946					
Annual Average	52,899	40.4	2,057	82.7	32.28
1947					
Annual Average	72,738	40.5	2,867	91.4	35.67
1948					
Annual Average	82,341	40.8	3,296	101.6	40.26
1949					
Annual Average	93,756	40.1	3,764	107.9	43.27
1950					
Annual Average	98,507	39.6	3,907	113.3	44.85
1951—					
January	95,484	33.7	3,237	118.7	40.00
February	92,131	39.2	3,613	121.2	47.51
March	90,218	39.4	3,544	122.1	47.99
April	92,117	37.9	3,492	122.5	46.43
May	100,314	39.7	3,985	124.0	49.23
June	111,647	38.7	4,211	125.9	48.72
July	115,777	40.0	4,653	127.7	51.08
August	120,127	40.7	4,887	127.9	52.06
September	127,894	40.9	5,232	131.0	53.58
October	127,217	41.6	5,291	133.8	55.66
November	126,791	40.7	5,164	134.9	54.90
December	122,524	41.3	5,063	135.7	56.04
Annual Average	110,188	39.6	4,364	127.1	50.27
1952—					
January	101,497	32.3	3,276	136.2	43.99
February	102,012	40.8	4,157	138.8	56.63
March	101,455 ⁽³⁾	41.6	4,224 ⁽³⁾	139.6 ⁽³⁾	58.07 ⁽³⁾
April	106,450	42.0	4,472	141.1	59.26
May	111,927	41.9	4,685	142.4	59.67
June ⁽⁴⁾	116,825	41.4	4,835	142.4	58.91

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour.

(3) Revised.

(4) Preliminary.

TABLE 60. —LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND
TOTAL LABOUR INCOME, CANADA,
1945 — JUNE, 1952.

Period	Construction Labour Income \$ Millions		Total Labour Income \$ Millions	
	Current Dollars	Constant Dollars	Current Dollars	Constant Dollars
1945.....	232	197	4,953	4,208
1946.....	303	249	5,323	4,320
1947.....	411	308	6,221	4,660
1948.....	498	326	7,170	4,695
1949.....	571	360	7,752	4,890
1950.....	612	373	8,271	5,038
1951				
January.....	47	28	730	429
February.....	46	27	733	425
March.....	46	26	745	421
1st Quarter.....	139	81	2,208	1,275
April.....	53	30	763	426
May.....	59	33	792	442
June.....	64	35	821	453
2nd Quarter.....	176	98	2,376	1,321
July.....	68	37	827	448
August.....	71	38	833	447
September.....	74	40	848	453
3rd Quarter.....	213	115	2,508	1,348
October.....	73	39	855	456
November.....	71	38	857	455
December.....	55	29	837	445
4th Quarter.....	199	106	2,549	1,356
Total, 1951.....	727	400	9,641	5,300
1952				
January.....	59	31	833	441
February.....	59	31	846	450
March.....	61	33	852	457
1st Quarter.....	179	95	2,531	1,348
April.....	66	36	854	459
May.....	72	39	876	476
June.....	76	41	889	482
2nd Quarter.....	214	116	2,619	1,417

TABLE 61. — UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, DECEMBER, 1944 — JULY, 1952.

As at Date of Reporting Closest to (1) End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1944-December	566	127	1,416	2,070	324	915	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
1945	787	157	3,911	2,897	1,244	1,207	183	60	888	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
1948	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949	223	564	542	10,049	206	2,413	181	122	137	917	128	1,269	1,417	15,400	940	10,096	2,357	25,496
1950	238	789	479	13,772	161	3,021	109	140	137	1,207	131	1,908	1,255	20,936	1,368	12,848	2,623	33,785
1951																		
March	124	1,368	342	23,491	79	4,356	32	545	116	1,631	75	2,992	768	34,383	944	19,622	1,712	54,005
June	241	309	1,225	4,198	434	504	53	107	225	756	310	492	2,488	6,366	2,279	4,816	4,767	11,182
September	305	258	1,709	3,200	181	950	66	97	195	369	322	428	2,778	5,302	4,130	3,303	6,908	8,605
December	35	1,830	350	17,990	30	5,428	1	962	95	1,106	435	2,535	946	29,851	446	16,199	1,392	46,050
Annual Average	160	802	877	11,484	185	2,730	39	349	150	902	214	1,550	1,624	17,816	1,832	10,309	3,456	28,124
1952																		
January	27	2,932	155	28,498	25	6,987	9	1,328	175	1,666	261	2,408	670	45,279	476	25,096	1,146	70,375
February	26	3,197	346	29,706	61	6,678	8	1,217	115	1,872	160	3,986	716	46,556	498	27,447	1,214	74,103
March	79	3,071	559	28,676	99	5,872	45	1,067	143	2,066	217	2,806	1,142	43,558	1,154	28,736	2,296	73,285
April	164	1,988	670	20,737	264	3,232	15	616	146	1,769	462	2,603	1,721	30,945	1,961	19,057	3,682	50,002
May	193	996	939	11,969	247	1,339	51	359	161	1,290	671	1,304	2,262	17,251	2,315	11,983	4,577	29,240
June	221	653	857	8,136	231	1,111	41	290	290	1,102	343	1,164	1,983	12,456	1,626	8,797	3,609	21,253
July	361	455	1,031	6,031	197	1,270	85	247	274	924	449	993	2,397	9,920	1,525	7,096	3,922	17,016

(1) Data for period 1945-1949 are annual averages.

TABLE 62. NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945 — JUNE, 1952.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers ⁽¹⁾	Total Construction Workers
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
1949	2,793	37,479	11,042	1,358	4,290	4,405	8,096	69,463
1950	2,620	35,038	9,708	1,452	4,752	3,978	7,922	65,470
1951								
1st Quarter	1,587	18,297	3,875	903	1,998	1,160	3,623	31,443
2nd Quarter	551	5,446	1,021	309	1,238	694	1,166	10,425
3rd Quarter	149	1,870	983	89	405	514	484	4,494
4th Quarter	1,300	12,146	5,237	982	1,037	659	2,986	24,347
Total, 1951	3,587	37,759	11,116	2,283	4,678	3,027	8,259	70,709
1952								
January	1,108	9,158	2,178	597	887	535	1,950	16,413
February	884	7,064	1,351	449	920	546	1,392	12,606
March	638	4,643	809	292	853	465	1,001	8,701
1st Quarter	2,630	20,865	4,338	1,338	2,660	1,546	4,343	37,720
April	335	2,975	476	149	594	376	683	5,588
May	175	1,472	241	105	382	245	345	2,965
June	130	1,398	309	79	373	284	519	3,092
2nd Quarter	640	5,845	1,026	333	1,349	905	1,547	11,645

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.

TABLE 63.—APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, ⁽¹⁾ NEW ENTRIES AND GRADUATES, CANADA, ⁽²⁾ 1945 — SECOND QUARTER, 1952.

Trade	1945 ⁽³⁾	1946	1947	1948	1949	1950	1951					1952	
							1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total	1st Quarter	2nd Quarter
Bricklaying													
Number in training	46	80	357	675	573	369	346	370	374	347	346	346	341
New entries	28	304	370	164	156	137	47	31	24	28	131	30	19
Graduates	1	11	28	211	300	124	17	17	42	17	96	16	16
Carpentry													
Number in training	237	289	1,151	1,537	1,365	1,043	1,066	1,044	996	967	1,066	975	957
New entries	143	964	769	457	435	438	72	90	90	107	359	67	71
Graduates	14	50	172	437	557	260	50	66	79	38	233	42	59
Painting & Decorating													
Number in training	61	79	291	297	230	165	177	183	175	171	177	163	149
New entries	33	261	156	63	80	97	20	12	11	10	53	8	12
Graduates	4	18	42	87	108	45	4	6	9	9	28	9	13
Plastering													
Number in training	21	31	161	248	245	252	257	255	253	270	257	282	272
New entries	13	130	118	80	129	96	20	15	44	36	114	14	13
Graduates	2	2	14	54	98	70	11	15	17	16	59	16	16
Plumbing & Steamfitting													
Number in training	318	499	1,182	1,555	1,704	1,607	1,649	1,682	1,632	1,578	1,649	1,642	1,645
New entries	186	755	653	404	639	741	156	121	90	200	567	128	129
Graduates	13	51	116	161	573	523	66	99	83	76	324	56	85
Electrical													
Number in training	361	584	1,170	1,342	1,336	1,273	1,393	1,435	1,411	1,358	1,393	1,405	1,427
New entries	243	673	582	485	550	620	156	143	108	176	582	155	113
Graduates	19	65	200	346	495	357	67	102	93	87	349	83	85
Sheet Metal													
Number in training	167	248	559	629	571	512	615	617	613	594	615	632	619
New entries	89	376	211	181	226	328	67	38	41	82	228	41	31
Graduates	14	39	70	163	192	136	33	18	35	26	112	29	19
All Trades													
Number in training	1,211	1,810	4,871	6,283	6,024	5,221	5,503	5,586	5,454	5,285	5,503	5,180	5,410
New entries	735	3,463	2,859	1,834	2,215	2,457	538	450	408	639	2,304	443	388
Graduates	67	236	642	1,459	2,323	1,515	248	323	358	269	1,201	251	293

(1) At beginning of period. The number in training at the beginning of each period does not equal the number in training at the beginning of the previous period plus new entries less graduates during the period since a number of apprentices withdrew before completion of the apprenticeship training course.
(2) Data do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.
(3) Data for 1945 excludes New Brunswick for the year and Alberta, Saskatchewan and Manitoba for the first nine months of the year.

TABLE 64.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1945—JUNE, 1952.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,075	3,427	6,502
1949	413	809	225	76	141	581	72	2,317	969	3,286
1950	303	639	174	37	98	369	40	1,660	448	2,108
1951										
January	13	58	15	3	9	63	8	169	24	193
February	55	107	26	4	16	81	2	291	38	329
March	120	182	48	14	31	121	10	526	60	586
1st Quarter	188	347	89	21	56	265	20	986	122	1,108
April	118	15	56	15	43	121	21	389	86	475
May	146	307	113	26	57	200	40	889	109	998
June	179	357	106	23	55	196	27	943	176	1,119
2nd Quarter	443	679	275	64	155	517	88	2,221	371	2,592
July	206	342	108	19	64	219	56	1,014	201	1,215
August	175	273	92	14	54	236	30	874	60	934
September	149	239	70	4	43	190	6	701	45	746
3rd Quarter	530	854	270	37	161	645	92	2,589	306	2,895
October	286	416	121	14	103	404	34	1,378	73	1,451
November	316	485	112	24	126	377	42	1,482	58	1,540
December	186	306	89	10	61	242	24	918	43	961
4th Quarter	788	1,207	322	48	290	1,023	100	3,778	174	3,952
Total, 1951	1,949	3,087	956	170	662	2,450	300	9,574	973	10,547
1952										
January	102	169	68	8	38	103	24	512	31	543
February	99	177	52	7	24	68	13	440	17	457
March	223	351	90	20	53	145	22	904	121	1,025
1st Quarter	424	697	210	35	115	316	59	1,856	169	2,025
April	236	385	119	44	67	165	20	1,036	325	1,361
May	188	319	102	12	63	167	22	873	316	1,189
June	89	217	76	8	42	119	20	571	48	619
2nd Quarter	513	921	297	64	172	451	62	2,480	689	3,169

TABLE 65.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,
1948 — JUNE, 1952. ⁽¹⁾

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Other Skilled Construction Workers	Total Skilled Construction Workers
1948	118	366	112	30	85	141	54	48	954
1949	63	297	122	28	80	133	43	49	815
1950	75	276	101	48	63	103	44	46	756
1951									
January	3	17	7	1	2	5	5	2	42
February	1	16	7	2	2	5	1	2	36
March	0	14	11	2	9	4	6	3	49
1st Quarter	4	47	25	5	13	14	12	7	127
April	2	29	5	4	3	7	4	2	56
May	6	24	5	1	8	14	1	2	61
June	20	0	4	1	0	7	2	40	74
2nd Quarter	28	53	14	6	11	28	7	44	191
July	3	27	11	3	4	6	2	1	57
August	4	25	3	2	5	6	6	2	53
September	4	37	12	7	9	11	—	3	83
3rd Quarter	11	89	26	12	18	23	8	6	193
October	5	38	7	6	10	8	1	3	78
November	4	36	10	3	10	12	—	1	76
December ⁽²⁾	2	25	12	6	15	13	2	—	75
4th Quarter ⁽²⁾	11	99	29	15	35	33	3	4	229
Total, 1951 ⁽²⁾	54	288	94	38	77	98	30	61	740
1952 ⁽²⁾									
January	2	15	5	0	2	5	5	2	36
February	2	15	5	2	2	5	0	2	33
March	0	15	10	2	5	5	5	2	44
1st Quarter	4	45	20	4	9	15	10	6	113
April ⁽³⁾	—	—	—	—	—	—	—	—	—
May ⁽³⁾	—	—	—	—	—	—	—	—	—
June ⁽³⁾	—	—	—	—	—	—	—	—	—
2nd Quarter	—	—	—	—	—	—	—	—	—

(1) Data are preliminary (see p. 129).

(2) Preliminary.

(3) Not yet available.

TABLE 66.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, THE BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — JUNE, 1952.

Period	The Building Industry				Building Material Industries				All Industries			
	Number of Strikes	Number of Establishments	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Establishments	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Establishments	Number of Workers	Time Lost in Working Days
1945	5	12	325	2,848	17	19	2,687	10,703	197	418	96,068	1,457,420
1946	12	76	892	6,535	23	232	39,684	1,459,840	228	1,299	139,474	4,516,393
1947	32	391	6,057	44,262	25	33	3,037	58,049	236	1,173	104,120	2,397,340
1948	18	257	3,322	39,546	11	15	1,189	7,405	154	674	42,820	885,793
1949	13	211	3,602	41,120	10	11	890	11,420	137	542	51,437	1,063,667
1950	12	101	2,258	28,836	19	24	7,295	69,344	161	345	192,153	1,389,039
1951												
January	3	12	88	192	0	—	—	—	17	32	6,253	16,763
February	3	22	180	920	2	6	2,360	9,445	18	49	4,508	18,878
March	1	1	24	155	2	2	120	385	27	42	4,754	15,135
April	0	—	—	—	3	3	434	480	19	27	2,647	9,673
May	4	3	1,008	3,655	10	12	1,309	7,497	39	52	6,560	34,902
June	3	4	936	8,070	7	11	503	3,230	32	59	13,641	128,150
July	5	114	1,975	24,975	3	5	440	3,350	32	145	9,470	119,413
August	6	62	2,056	17,980	1	1	20	356	38	100	25,272	219,473
September	4	64	763	7,162	1	1	393	5,500	31	148	8,637	105,235
October	2	20	230	460	1	1	8	24	28	106	6,388	49,318
November	0	—	—	—	3	3	801	1,080	18	29	8,617	38,315
December	0	—	—	—	0	—	—	—	21	27	12,587	117,045
Total, 1951 ⁽¹⁾	31	302	7,260	63,569	33	45	6,388	31,341	320	816	109,334	872,300
1952												
January	1	3	7	65	0	—	—	—	15	18	5,749	75,760
February	1	3	7	10	0	—	—	—	22	110	13,048	47,603
March	2	2	70	565	0	—	—	—	26	88	5,204	65,502
April	2	2	230	3,570	6	6	560	4,283	35	113	12,055	178,605
May	7	— ⁽²⁾	7,045	41,080	2	2	176	3,532	42	— ⁽²⁾	22,982	214,753
June	6	— ⁽²⁾	9,241	146,660	1	1	160	3,000	40	— ⁽²⁾	59,364	708,382

(1) Since some strikes overlap from one month to another, annual totals of the number of strikes, number of establishments, and of the number of workers involved, need not equal the sums of the respective monthly figures.

(2) Number of establishments not known.

SECTION 7 BUILDING COSTS

TABLE 67.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945—JULY, 1952.
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Composite Index All Construction Materials
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0	142.0
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	151.0	150.4
1947	230.7	116.8	137.3	174.5	107.9	165.5	141.0	143.9	136.7	176.4	185.6
1948	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6	218.2
1949	307.2	135.1	155.3	184.8	119.0	185.1	174.9	169.3	167.9	222.9	224.7
1950	332.1	139.6	168.4	179.8	117.4	226.1	177.8	180.2	173.2	237.1	245.1
1951—											
January	380.1	145.1	180.2	199.2	125.3	240.2	186.9	193.0	186.6	263.5	274.2
February	389.2	145.4	181.4	200.1	125.3	250.3	188.4	193.0	195.6	268.7	281.8
March	400.9	149.3	181.4	198.8	127.4	251.3	198.9	193.0	195.6	276.2	285.8
April	408.5	148.3	187.0	204.5	127.4	247.0	202.4	194.9	199.1	280.7	288.1
May	412.7	149.8	187.0	204.0	127.4	238.2	203.4	205.2	200.0	283.0	288.3
June	411.1	148.8	187.0	205.3	127.5	216.9	206.7	215.6	200.0	282.7	284.5
July	411.1	148.8	187.0	204.5	127.5	214.0	207.9	216.3	208.5	283.3	284.1
August	411.1	152.7	187.0	205.3	127.5	216.9	209.4	215.0	208.5	283.9	284.7
September	411.1	153.2	187.1	205.3	127.5	216.9	211.1	215.0	210.1	284.4	285.5
October	411.1	152.2	188.5	205.3	127.5	214.1	211.1	215.0	210.1	284.3	285.7
November	407.8	152.2	188.5	205.3	127.5	211.2	211.1	215.0	211.5	282.8	283.8
December	406.8	154.3	188.5	204.0	127.5	211.3	211.6	214.9	212.3	282.6	283.8
Annual Average	405.1	150.0	185.9	203.5	127.1	227.4	204.1	207.2	203.2	279.7	284.2
1952—											
January	404.9	157.8	188.5	203.6	127.5	202.6	210.6	213.7	212.3	281.4	283.6
February	403.8	158.4	188.5	206.3	127.5	214.2	210.6	210.8	212.3	281.4	283.9
March	401.2	158.4	198.0	205.5	127.5	211.3	210.3	206.6	212.3	280.3	282.5
April	396.9	157.6	198.0	204.2	129.9	208.3	210.6	208.3	217.4	278.8	280.6
May	395.2	157.6	204.5	199.3	129.9	205.5	209.8	203.5	217.4	278.0	281.3
June	395.2	157.6	204.5	199.8	129.9	202.6	208.8	201.8	217.4	277.6	281.1
July	394.9	157.8	204.5	197.9	129.9	208.4	208.9	207.9	217.4	277.9	281.9

TABLE 68 — INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA,⁽¹⁾
1945 — JULY, 1952.
(1939 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers	Construction Workers (Including Holiday Pay Allowances)	All Industries (Including Holiday Pay Allowances)
1945	122.4	131.4	131.4	125.7	124.9	129.0	125.3	150.5	131.1	132.0	151.5
1946	134.0	144.4	143.1	136.1	137.0	141.9	141.8	160.0	143.9	145.1	156.5
1947	154.1	156.4	150.8	150.0	148.4	148.6	154.4	173.7	155.0	158.6	177.7
1948	172.7	176.1	172.4	178.1	171.3	171.7	169.6	197.4	176.3	180.4	200.3
1949	178.0	182.7	183.7	184.5	182.2	179.2	177.0	203.6	184.2	188.4	209.8
1950	180.7	190.6	189.4	189.5	184.9	184.5	186.4	211.6	190.6	195.0	217.1
1951											
January	182.9	195.4	196.6	194.2	187.9	189.3	191.2	216.0	195.3	199.8	227.3
February	182.9	195.4	196.6	194.2	187.9	189.3	191.2	216.0	195.3	199.8	228.3
March	183.4	196.3	196.6	194.6	189.7	193.2	191.2	221.3	195.3	199.8	230.7
April	184.9	197.9	196.6	194.6	194.1	194.6	191.2	221.3	196.8	201.3	233.5
May	194.1	204.5	205.3	195.9	195.8	196.2	197.5	222.0	201.3	205.9	236.3
June	194.1	213.1	210.2	199.5	200.9	203.4	202.5	230.3	208.0	212.7	239.1
July	201.5	218.7	212.5	201.3	206.0	204.7	206.4	239.6	213.5	218.3	241.9
August	201.5	220.0	218.5	207.3	206.6	212.9	208.9	247.4	217.0	221.8	244.7
September	201.5	220.2	219.0	208.0	206.6	212.9	213.4	247.4	217.2	222.2	246.3
October	201.5	220.2	219.0	208.0	210.0	214.9	213.4	247.4	217.5	222.5	247.7
November	202.3	220.2	221.8	208.1	210.0	214.9	213.5	247.4	217.6	222.6	249.8
December	202.3	220.2	222.1	208.1	210.0	214.9	214.3	247.4	217.6	222.6	251.4
Annual Average	194.4	210.2	209.6	201.2	200.5	203.4	202.9	233.6	207.7	212.4	239.8
1952											
January	202.3	220.2	222.1	208.4	210.0	215.6	214.3	247.4	219.0	225.1	252.9
February	202.5	220.6	223.2	208.7	210.5	215.7	217.6	247.6	219.4	225.5	254.3
March	202.7	220.8	224.2	208.9	211.1	215.7	217.6	247.7	219.4	225.5	256.4
April	207.0	225.8	235.3	217.0	213.7	222.7	225.7	259.8	224.6	230.9	259.2
May	211.6	229.9	236.3	217.7	214.9	227.7	228.1	261.8	227.4	233.8	260.2
June	211.6	229.9	236.3	217.7	214.9	225.1	228.1	261.8	227.7	234.1	262.1
July	212.8	231.1	237.0	219.2	216.4	226.2	228.8	263.6	228.9	235.3	264.0

(1) For source and details of compilation (see p. 130).

TABLE 69.— COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES, AND INDEXES OF COST OF LIVING AND RENT, CANADA, 1945 — SEPTEMBER, 1952. (1939 = 100)

Period	Residential Building Materials and Wage Rates ⁽¹⁾	All Construction Materials and Wage Rates ⁽¹⁾	All Commodities	Cost of Living	Rent
1945	139.2	137.8	133.2	117.7	108.0
1946	148.0	148.2	140.0	121.8	108.6
1947	168.3	174.3	164.6	133.5	112.4
1948	195.2	202.4	195.0	152.7	116.3
1949	207.3	208.4	199.9	158.4	118.5
1950	219.5	224.2	212.9	164.1	128.0
1951—January	236.8	243.1	234.2	170.0	131.4
February	239.8	247.5	240.4	172.6	131.4
March	244.3	249.9	243.7	177.0	132.6
April	247.5	251.9	244.2	179.1	132.6
May	250.9	254.0	243.9	179.3	132.6
June	253.5	254.6	244.7	181.4	134.7
July	256.6	256.6	246.2	184.8	134.7
August	258.0	258.5	243.4	186.1	134.7
September	258.4	259.0	242.0	187.0	137.5
October	258.5	259.4	241.5	187.6	137.5
November	257.9	258.5	241.0	188.4	139.5
December	257.9	258.5	239.5	188.3	139.5
Annual Average	251.7	254.3	242.0	181.8	134.9
1952—January	258.0	259.2	238.7	188.7	139.5
February	258.1	259.5	234.5	188.0	139.5
March	257.4	258.7	232.7	186.3	140.9
April	258.8	259.9	227.8	185.9	140.9
May	259.6	261.5	226.6	183.9	140.9
June	259.4	261.5	228.3	184.5	142.5
July	260.1	262.4	227.3	185.2	142.5
August	—(2)	—(2)	—(2)	184.8	142.5
September	—(2)	—(2)	—(2)	183.8	143.4

(1) For weighting and method of compilation (see p. 131).

(2) Not yet available.

TABLE 70.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946 — JUNE, 1952.

Period of Completion	Number of Months under Construction ⁽¹⁾					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11.0
1947	—	—	—	—	—	8.0
1948	20	32	27	12	9	6.5
1949	18	34	29	11	8	7.0
1950	17	37	26	10	10	7.2
1951						
January	13	38	39	1	9	7.1
February	4	36	44	3	13	8.0
March	3	39	39	8	11	8.1
April	7	34	44	10	5	7.6
May	5	25	49	14	7	8.5
June	13	21	45	12	9	7.7
July	28	19	36	10	7	6.8
August	27	27	21	13	12	7.2
September	21	47	11	12	9	6.5
October	17	54	13	9	7	6.3
November	19	45	17	3	16	7.1
December	14	41	33	2	10	7.0
Annual Average	14	35	33	8	10	7.3
1952						
January	10	37	30	6	17	8.2
February	1	21	44	17	17	8.7
March	1	22	47	15	15	8.4
April	2	16	46	23	13	8.9
May	5	19	40	22	14	8.2
June	12	19	39	12	18	7.8

(1) Not available for 1946 and 1947.

SECTION 8

BUILDING INDUSTRY

TABLE 71.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — JUNE, 1952.

Period	Construction Industry			Building Material Industries			All Industries		
	Number of Bank- ruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)	Number of Bank- ruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)	Number of Bank- ruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)
1945	56	248	645	12	105	290	264	1,650	3,792
1946	35	358	580	3	41	56	269	3,411	5,984
1947	53	581	1,102	29	878	1,107	509	6,994	11,107
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151
1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058
1950	148	1,601	2,879	40	728	1,328	1,275	20,757	32,113
1951									
1st Quarter	33	384	602	6	125	210	242	3,830	6,109
2nd Quarter	36	252	687	4	52	73	275	4,047	7,115
3rd Quarter	24	239	525	6	733	920	397	3,533	7,203
4th Quarter	45	477	871	12	1,168	1,564	435	7,884	12,312
Total, 1951	138	1,352	2,685	28	2,078	2,767	1,349	19,294	32,739
1952									
1st Quarter	46	417	848	9	190	328	451 ⁽²⁾	3,792	6,285
2nd Quarter	36	269	573	14	309	518	374	4,061	5,301

(1) See p. 131.

(2) Revised.

TABLE 72.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1945 — JULY, 1952.
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949.....	145.8	113.1
1950.....	189.1	139.9
1951—January.....	249.0	169.7
February.....	264.2	184.2
March.....	256.0	180.9
April.....	265.4	185.4
May.....	268.8	184.5
June.....	262.1	180.3
July.....	269.2	181.8
August.....	282.6	191.3
September.....	314.1	203.3
October.....	311.1	207.8
November.....	289.6	196.1
December.....	295.0	198.0
Annual Average.....	277.3	188.6
1952 January.....	300.4 ⁽¹⁾	204.7 ⁽¹⁾
February.....	298.4 ⁽¹⁾	203.1 ⁽¹⁾
March.....	291.4 ⁽¹⁾	200.2 ⁽¹⁾
April.....	278.7 ⁽¹⁾	197.9 ⁽¹⁾
May.....	269.1	189.0
June.....	273.0	191.7
July.....	286.3	195.8

(1) Revised.

PART III

SOURCES AND EXPLANATORY NOTES

SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

PART I CHARTS

FIGURE 1.—VOLUME OF GROSS AND NET RESIDENTIAL CAPITAL FORMATION VALUED IN 1939 DOLLARS, CANADA, 1945-JUNE, 1952.

Chart based on data shown in Table 13.

FIGURE 2.—PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA, QUARTERLY, 1948-1952.

Chart based on data shown in Tables 44 and 50.

FIGURE 3.—INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES, WAGE RATES OF CONSTRUCTION WORKERS AND COMBINED INDEX OF MATERIAL PRICES AND WAGE RATES, CANADA, JANUARY, 1948-JULY, 1952.

Chart based on data shown in Tables 67-69.

PART II TABULAR MATERIAL

TABLE 1.—NET FAMILY FORMATION, CANADA, 1945-JUNE, 1952.

Net family formation is the total number of new families formed minus the number of existing families dissolved. The number of families formed is taken as the sum of marriages and married female immigrants. Dissolutions represent the sum of deaths to married persons, emigration of married females and divorces.

Data on marriages for the period 1945-1951, deaths to married persons for the period 1945-1949 and data on divorces for the period 1945-1951, obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly data on deaths to married persons during 1951 estimated by the Economic Research Department, C.M.H.C., on the basis of total deaths during the corresponding periods of 1950. Quarterly data on divorces during 1949-1951 have been averaged from annual totals and will be revised when actual data become available.

TABLE 2.—NUMBER OF BIRTHS BY SEQUENCE OF ARRIVAL, CANADA, 1945-JUNE, 1952.

Data obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Total births in this table do not equal total births in Table 3 as in this table illegitimate and still births are excluded.

TABLE 3.—NUMBER OF BIRTHS, DEATHS, MARRIAGES AND TOTAL POPULATION, CANADA, 1945-JUNE, 1952.

Population data for 1951 represent the census count for that year. Data for births, deaths and marriages for the period 1945-1952 obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

Until the end of 1949, annual and monthly data for births, deaths and marriages are based on tabulated figures by month of occurrence on the basis of residence. Figures for 1950 and 1951 are provisional and represent registrations filed in Provincial Vital Statistics offices during the month under review regardless of month of occurrence.

TABLE 4.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945-JUNE, 1952.

Data compiled by courtesy of D.B.S. from data supplied by the Immigration Branch, Department of Citizenship and Immigration.

TABLE 5.—NUMBER OF EMIGRANTS FROM CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945-JUNE, 1952.

Figures for the period 1948 to 1951 are estimated by the Economic Research Department, C.M.H.C., on the basis of data supplied by D.B.S., and the Foreign Exchange Control Board. For the period July, 1948, to December, 1950, basic data have been revised in accordance with *Statistics of Emigration from Canada*, D.B.S. Reference Paper No. 26, May, 1951. All data are provisional and subject to adjustment following the 1951 Census.

Estimates of total emigration are based on the number of Canadian immigrants entering the United States as supplied by the Immigration and Naturalization Service of the United States Department of Justice for the period 1945 to December, 1951. Data were also available on the number of Canadian immigrants entering the United Kingdom during the period 1945 to September, 1951 as obtained from periodic issues of the British *Board of Trade Journal*. An allowance was made for emigration to other countries. Estimates for 1950 and 1951 are based on the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident, with the intention of leaving the country permanently. An allowance was made for emigrants leaving Canada without making application to the Foreign Exchange Control Board.

Estimates for emigration of married females and children under eighteen years of age are based on data supplied by the Foreign Exchange Control Board as indicated above.

Data for 1952 are estimated by the Economic Research Department C.M.H.C. on the basis of emigration for the first quarter, 1951 and are provisional.

TABLE 6.—NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY, 1945-JUNE, 1952.

Data compiled by the Economic Research Department, C.M.H.C. Sources are the same as for Tables 4 and 5.

TABLE 7.—NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1945-JULY, 1952.

Sources of data shown in Table 7 are as follows:

1945 *Housing Statistics*, 1946, D.B.S.

1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S. Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

1947 Data for completions obtained from *Supplement to Housing Statistics*, 1947, D.B.S. Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S. Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950-1952 Data obtained from monthly issues *New Residential Construction*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics*, 1946, D.B.S.

Estimates for 1948, 1949 and 1950-April, 1952 are based on the results of a nationwide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of July, 1952, does not equal the number shown as under construction at the end of 1951 plus starts less completions during the first 7 months of 1952. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 8.—NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS, CANADA, 1947-AUGUST, 1952.

The data on dwellings started in metropolitan areas and in other cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Dwellings started in other areas are estimates prepared by D.B.S. based on sample surveys. Sources of data are:

1947 Data compiled by the Economic Research Department, C.M.H.C., from figures supplied by the Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950-July, 1952 Data obtained from monthly issues *New Residential Construction*, D.B.S.
August, 1952 Statistical Department, C.M.H.C.

TABLE 9.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS, CANADA, 1947-JUNE, 1952.

Sources are the same as for Table 7.

TABLE 10.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED, BY TYPE OF UNIT, CANADA, 1947-JUNE, 1952.

1947 Data obtained from *Supplement to Housing Statistics, 1947, Dwelling Units—Types of Buildings and Types of Construction for Individual Municipalities and Other Areas*, D.B.S.

1948-April, 1952 Sources are the same as for Table 7.

TABLE 11.—DISTRIBUTION OF NEW COMPLETED DWELLINGS UNSOLD, BY NUMBER OF MONTHS UNSOLD, AND AVERAGE NUMBER OF MONTHS UNSOLD, METROPOLITAN AREAS AND OTHER MAJOR CITIES, CANADA, 1950-JUNE, 1952.

Data based on reports compiled by the Statistical Department, C.M.H.C.

TABLE 12.—GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1945-JUNE, 1952.

Data for this publication for the years 1945-1948 were obtained from *Residential Real Estate in Canada*, by O. J. Firestone, University of Toronto Press, 1951, Tables 77 and 78, pp. 281 and 283. Annual data shown in *Residential Real Estate* for 1949 were preliminary and have been revised. The quarterly estimates for 1950 and 1951 were made by the Economic Research Department, C.M.H.C. Data for 1949-1952 include an allowance for Newfoundland.

Gross residential capital formation represents an estimate of expenditures on new construction, on major improvements and alterations to existing structures. It includes also supplementary house-building expenses of installed non-moveable equipment and payments for professional land and repair services such as architectural and legal fees.

Capital consumption represents an estimate of depreciation and accidental losses to the stock of residential capital such as may be caused by fire, flood, or storm.

Both gross residential capital formation and gross capital consumption are net of raw land and relate to the value of assets created by construction activity only.

Information on the services and methods of estimation may be found in detail in *Residential Real Estate*, pp. 418-430.

TABLE 13.—VOLUME OF GROSS AND NET RESIDENTIAL CAPITAL FORMATION VALUED IN 1939 DOLLARS, CANADA, 1945-JUNE, 1952.

Source is the same as for Table 12. Values involved are based on 1939 prices throughout.

TABLE 14.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER CONSTRUCTION, AND GROSS NATIONAL EXPENDITURE, CANADA, 1945-JUNE, 1952.

Data for "other" construction for the period 1945-1950 obtained from *Private and Public Investment in Canada 1926-1951*, Department of Trade and Commerce, Ottawa, p. 151. Annual data shown in *Private and Public Investment in Canada* for 1951 were preliminary and have been revised by the Economics Division, Department of Trade and Commerce.

For the period 1945-1952 housing data estimated by the Economic Research Department, C.M.H.C.

Data on gross national expenditure for the period 1945-1951 obtained from *National Accounts, Income and Expenditure, 1926-1950*, Research and Development Division, D.B.S. and *National Accounts, Income and Expenditure, 1951*, D.B.S.

TABLE 15.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945-JUNE, 1952.

Data for 1945-February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-1952, provided by courtesy of the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. The number of new dwelling units includes conversions.

Data for May-November 1948, January-April 1949, and November-December 1950 based on returns from 203 municipalities, December 1951, 202 municipalities. Data for January, February and March, 1952 are based on returns from 203, 202 and 199 municipalities.

TABLE 16.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945-AUGUST, 1952.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of wholesale prices of residential building materials and wage rates in the construction industry as contained in Table 67.

TABLE 17.—NUMBER OF DWELLINGS IN NEW STRUCTURES STARTED, PUBLICLY-INITIATED, AND PRIVATELY-INITIATED, WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947-JUNE, 1952.

Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence, the Federal-provincial housing projects and units built under the Capital Assistance provisions of the Department of Defence Production. Privately-initiated housing with Federal Government financial assistance in the form of loans, covers starts under the National Housing Act, 1944, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the Rental Insurance Plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of The National Housing Act, 1944, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

Data on "publicly-assisted housing starts" for 1950 and 1951 as shown in this table differ from those shown in the 1950 and 1951 issues of *Mortgage Lending in Canada*, C.M.H.C., Table 36, under the title "Dwellings Started and Completed by Principal Source of Financing and Province, Canada". The latter table includes starts of dwellings constructed for Government employees but excludes dwellings started, on which double depreciation benefits have been extended. This table on the other hand, excludes starts on dwellings built for Government employees and includes dwellings built under the double depreciation assistance. An additional difference between data in the two tables is due to the fact that only permanent dwellings are covered in this table whereas starts on temporary dwellings are included in Table 36 of the above mentioned issues of *Mortgage Lending in Canada*.

TABLE 18.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945-AUGUST, 1952.

Data compiled by the Statistical Department, C.M.H.C.

TABLE 19.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF LOANS APPROVED FOR NON-DEFENCE WORKER HOUSES BUILT WITH AGREED SALE OR CONTRACT PRICE, AND NUMBER OF DWELLINGS FINANCED, CANADA, OCTOBER, 1951-AUGUST, 1952.

Data compiled by the Statistical Department, C.M.H.C.

TABLE 20.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, FIRST HALVES 1951 AND 1952.

Data compiled by the Statistical Department, C.M.H.C.

TABLE 21.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED, SHOWING NUMBER AND AMOUNT OF LOANS, NUMBER OF DWELLINGS, AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA, FIRST HALVES 1951 AND 1952.

Data compiled by the Statistical Department, C.M.H.C.

TABLE 22.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946-JUNE, 1952.

Data compiled by the Mortgage and Real Estate Division, C.M.H.C.

TABLE 23.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS, AND TOTAL ESTIMATED COST, APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948-JUNE, 1952.

Data compiled by the Statistical Department, C.M.H.C. on a *net* basis. As a result allowances for cancellations, adjustments and reinstatements have been made in the month they were reported and negative figures may appear in a particular month, during which there were more cancellations reported than approvals made.

Whereas the data under the heading "Loans under N.H.A." comprise all Rental Insurance projects with N.H.A. loans approved at time of compilation, the data under the classification "with conventional loans" are residual and in addition to Rental Insurance. Projects without N.H.A. loans may include cases where an N.H.A. loan may be approved in a subsequent quarter. The distribution between N.H.A. loans and

conventional loans are preliminary for the last quarter shown and are subject to revision in the Fourth Quarter, 1952 issue of *Housing in Canada*.

TABLE 24.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, 1948-JUNE, 1952.

Data compiled by the Statistical Department, C.M.H.C.

TABLE 25. FEDERAL-PROVINCIAL HOUSING PROJECTS UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944, CANADA, 1950-JUNE, 1952.

Data compiled by the Economic Research Department C.M.H.C. from reports prepared by the Statistical Department, C.M.H.C.

Data on expenditures are from the records of the Accounting Division, C.M.H.C.

The projects started in 1950 refer to St. John's, Newfoundland; in 1951 to St. John, New Brunswick, and Ottawa, Windsor and St. Thomas, Ontario; and in 1952 to Prince Rupert, British Columbia, Moose Jaw, Saskatchewan, St. John's, Newfoundland, and Fort William and Midland, Ontario.

TABLE 26. FEDERAL-PROVINCIAL LAND ASSEMBLY PROJECTS UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944, CANADA, 1950-JUNE, 1952.

Data compiled by the Economic Research Department, C.M.H.C. from reports supplied by the Statistical Department and Accounting Division, C.M.H.C.

The construction work involved in each project varies from one to another but in general a complete land assembly project includes surveying of roads and lots, installation of main and lateral sewers, water mains and hydrants, the ditching, grading, gravelling and surfacing of roads and driveways, the installations of street lights and filling and grading of grounds. The completion of improvements means that the lots are ready for sale but not necessarily sold.

TABLE 27.—LAND ASSEMBLY PROJECTS UNDER SECTION 11B OF THE NATIONAL HOUSING ACT, 1944, CANADA, 1947-JUNE, 1952.

Data compiled by the Property Management Department, Mortgage and Real Estate Division, C.M.H.C.

TABLE 28. VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURE, CANADA, 1941-JUNE, 1952.

Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947-December, 1951 compiled by the Accounting Division, C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1949-1952 by the Statistical Department, C.M.H.C.

TABLE 29. VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945-JULY, 1952.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949-July, 1952 by the Statistical Department, C.M.H.C.

TABLE 30. VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, DWELLINGS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, JUNE, 1949-JUNE, 1952.

Data compiled by the Statistical Department, C.M.H.C.

TABLE 31. PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947-JULY, 1952.

Data compiled by Statistical Department from data supplied by the Property Management Section, Mortgage and Real Estate Division, C.M.H.C.

TABLE 32.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, 1949-JUNE, 1952.

Data compiled by the Statistical Department, C.M.H.C.

TABLE 33.—CONSTRUCTION OF NEW SCHOOLS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF NATIONAL DEFENCE, NUMBER OF SCHOOLS FOR WHICH CONTRACTS HAVE BEEN AWARDED, STARTED AND COMPLETED, AND EXPENDITURES, CANADA, 1950-JUNE, 1952.

Data compiled by the Economic Research Department, C.M.H.C., from reports prepared by the Statistical Department, C.M.H.C.

Data on expenditures are from the records of the Accounting Division, C.M.H.C.

TABLE 34.—HOUSING OPERATIONS AND OTHER CONSTRUCTION OPERATIONS BY DEFENCE CONSTRUCTION LIMITED, CANADA, NOVEMBER, 1950-JULY, 1952.

Data compiled by the Statistical Department, C.M.H.C.

TABLE 35.—HOUSING OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF DEFENCE PRODUCTION, NUMBER OF CONTRACTS AWARDED AND DWELLINGS FOR WHICH CONTRACTS HAVE BEEN AWARDED, NUMBER OF DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1951-JUNE, 1952.

Data compiled by the Statistical Department and Accounting Division, C.M.H.C.

TABLE 36.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943-JUNE, 1952.

Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs. Data on expenditures for 1950-June, 1952 are not comparable with data for previous years as excess costs borne by the veterans and certain improvements included in previous years are not available for 1950-June, 1952.

TABLE 37.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929-JUNE, 1952.

Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 38.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945-JUNE, 1952.

Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 39.—OPERATIONS UNDER THE QUEBEC HOUSING ACT, NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948-JUNE, 1952.

Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 40.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947-JUNE, 1952.

Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 114 lending institutions comprising 40 life insurance companies, 36 trust companies, 21 loan companies, 8 fire insurance companies, and 9 fraternal societies. These companies advanced 93 per cent of the total cash disbursements on mortgage loan account for Canadian real estate made by all companies of these types in 1951.

TABLE 41.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF DWELLING, CANADA, 1947-JUNE, 1952.

Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 40.

TABLE 42.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED GREATER TORONTO AREA AND PROVINCE OF ONTARIO, 1945-JUNE, 1952.

Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-June, 1952 were obtained from the Toronto Registry Office, York East and West Registry Offices and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1945-June, 1952, were obtained from the Toronto Registry Office, York East and West Registry Office and estimates of discharges from Toronto and York Land Titles Office.

The number of mortgages registered and discharged in the Province of Ontario reflect mortgage activity as recorded in the 65 registry and 16 land titles offices of the province. Data for the 65 registry offices and one land titles office are based on original records made available by courtesy of the Inspector of Legal Offices, Province of Ontario. Coverage of the remaining 15 land titles offices were obtained by means of a sample survey of the mortgage registrations and discharges during the month of September, 1951, recorded in 10 land titles offices. This information was used in conjunction with the data mentioned above to produce estimates for the province as a whole. For further details of the sample survey see *Mortgage Lending in Canada, 1951*, p. 100.

TABLE 43.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING LUMBER, CANADA, 1945-JUNE, 1952.

Data compiled by Economic Research Department, C.M.H.C. from information provided by courtesy of D.B.S.

The combined index of construction material production is based on the total value of output of the more important construction materials in terms of 1946 prices. It is designed to measure the overall trend in the physical output of construction materials. Because of the high degree to which producers of construction materials, with the exception of lumber, are responsive mainly to the requirements of the domestic market, the output index provides a rough indication of trends in domestic construction activity.

A closer indication of trends in domestic construction activity, however, can be obtained from the index of domestic disappearance, designed to measure the rate at which the construction industry absorbs materials. To obtain this index, the production index was adjusted, where possible, by the addition of imports, the deduction of exports, and the replacement of the original production data with data on factory sales of materials to take account of producers' inventory changes. The series on domestic disappearance is subject to the limitation that it does not reflect changes in the level of dealers' inventories. This means that in respect to materials such as lumber, where dealers' inventories represent a comparatively high proportion of yearly output or factory shipments, the series shown here cannot be relied on to give an accurate short term indication of the actual absorption of materials on the site. For this reason, lumber was excluded from the series on domestic disappearance shown in this tabulation.

The indexes are based on 23 materials, including lumber, for 1945, and on 41 materials for the period 1946-June, 1952. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 44.—PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1945-JUNE, 1952.

Sources of data for building materials listed in Table 44 are as follows:

Sawn Lumber:

1945-1949 Annual issues *The Lumber Industry in Canada*, D.B.S.

1950-June, 1952 Monthly issues *Production, Shipments and Stocks on Hand of Sawmills*, D.B.S.

Hardwood Flooring:

1946—June, 1952 By courtesy The Timber Controller, Department of Trade and Commerce. The unit measure, square feet, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Building Board:

1945—1948 By courtesy of the Forest Products Statistics Section, D.B.S.

1949—June, 1952 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick: Data relate to face and common clay brick.

1945—June, 1952 Estimates prepared by Economic Research Department, C.M.H.C., based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946-December, 1951, shown in *Canadian Statistical Review*, D.B.S. represent production of these firms only.

Flue Linings:

1946—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Vitrified Sewer Pipe:

1946—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Tile:

1945—1952 Monthly issues of *Report on Clay Products Made from Canadian Clays*, D.B.S.

Mineral Wool Batts:

1945—1949 Annual issues *The Stone Industry in Canada*, D.B.S.

1950—1952 Monthly issues *Mineral Wool*, D.B.S.

Granulated and Loose Mineral Wool:

1945—1949 Annual issues *The Stone Industry in Canada*, D.B.S.

1950—1952 Monthly issues *Mineral Wool*, D.B.S.

Cement:

1945—1949 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.

1950—1952 Monthly issues *Cement*, D.B.S.

Concrete Blocks:

1945—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

1948—1952 Estimates prepared by the Economic Research Department, C.M.H.C. based on monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S. which accounts for 82 per cent of total production.

Cement Pipe and Tile:

1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

1947—1952 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Single Pole Switches:

1946—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Duplex Receptacles:

1946—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Outlet Boxes:

1946—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Non-Metallic Sheathed Cable:

1946—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Gypsum Wallboard:

1945—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—1952 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Lath:

1945—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—1952 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Plaster:

1945—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—1952 Estimates prepared by the Economic Research Department, C.M.H.C. Production data shown in monthly issues of *Production, Shipments and Stocks of Gypsum Products* include sundry plasters such as moulding plaster, etc. These were excluded in the figures shown in this table.

Builders' Hardware:

1945 *Iron and Steel and Their Products 1943-1945*, D.B.S.

1946—1949 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.

1950—1952 Estimates prepared by Economic Research Department, C.M.H.C. based on factory sales reported to D.B.S. by firms accounting for about 98 per cent of total sales in 1949.

Bath Tubs:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Sinks:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Wash Basins:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Warm Air Furnaces:

1945—1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Domestic Heating Boilers:

1945—1949 Annual issues *The Heating and Cooking Apparatus Industry, Canada*, D.B.S.

1950—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Radiators:

1945—1949 Annual issues *The Heating and Cooking Apparatus Industry, Canada*, D.B.S.

1950—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Hot Water Storage Tanks:

1945—1949 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.

1950—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Electric Hot Water Tank Heaters:

1945—1948 Annual issues *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.

1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—1952 Estimates prepared by Economic Research Department, C.M.H.C. based on returns made to D.B.S. from firms accounting for about 86 per cent of production in 1949.

Asphalt Shingles:

1945—1947 *Asphalt Roofing Industry, January, 1949*, D.B.S.

1949—1950 *Asphalt Roofing Industry, January, 1951*, D.B.S.

1951—1952 Monthly issues *Asphalt Roofing Industry*, D.B.S.

Tar and Asphalt Felts:

1945 By courtesy the Forest Products Statistics Section, D.B.S.

1946—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.

1948—1952 Monthly issues *Asphalt Roofing Industry*, D.B.S.

TABLE 45.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1949-JUNE, 1952.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 46.—IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945-JUNE, 1952.

Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

The data on wallboard building board for the period 1945-1947 include insulating board. The data for the period 1948-December, 1950 exclude insulating board as the Emergency Exchange Conservation Act which was in effect from 1948 to December 31, 1950 prohibited the importation of this type of building board.

TABLE 47.—EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945-JUNE, 1952.

Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S. include planks and boards only.

TABLE 48.—PRODUCTION OF PIG IRON AND STEEL INGOT AND ESTIMATED DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS, CANADA, 1945-JUNE, 1952.

Data on production of domestic pig iron and steel ingots obtained from *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S. for 1945, and for subsequent periods from annual issues of *The Primary Iron and Steel Industry in Canada*, D.B.S., and monthly issues of *Primary Iron and Steel*, D.B.S. Annual and quarterly revisions for the period 1945-1951 have been made by the Steel Division, Department of Defence Production. Data on production of rolling mill products made from Canadian ingot are estimated by applying a conversion factor of .725 to steel ingot processed in Canada. The conversion factor of .725 allows for the estimated weight loss involved in turning iron and steel shapes out of the ingot form. Data on imported rolling mill products are derived by reducing the total of imported steel, including ingots, by the estimated production loss sustained in processing its ingot content.

Domestic disappearance of rolling mill products is the sum of domestic production and imports less exports.

The volume of rolling mill products being made available to Canadian consuming industries as indicated in "domestic disappearance" exceeds that of "net total domestic shipments" of primary iron and steel shapes from Canadian rolling mills as shown in Table 49. This difference is accounted for by the fact that a portion of imports of primary iron and steel shapes is shipped direct to consuming industries without being processed in Canadian mills. Another factor is that data on production of rolling mill products from Canadian ingot as shown in this table do not show actual production but represent output of iron and steel shapes that would be forthcoming from current ingot production.

TABLE 49.—SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES, CANADA, 1946-JUNE, 1952.

Data obtained from monthly issues of *Canadian Statistical Review*, D.B.S. Monthly revisions during 1951, provided by the Steel Division, Department of Defence Production.

The classification "Merchant Trade Products" refers to items produced in integrated mills and covers wire and wire products. The "miscellaneous" category includes all steel used in the following: agricultural and other farm implements, machinery and tools, mining and lumbering industries, pressing, forming and stamping industries, public works and utilities, shipbuilding and steel specifically marked for National Defence purposes. During the year 1949 the amount of steel used for National Defence purposes amounted to .3 per cent of the total miscellaneous category. The classification "Producers' Interchange" represents the amount of steel shipped to producers' own plants or to other plants within the primary industry for further processing e.g. black sheet to galvanizing department; hot rolled bars to make railway track material. See also explanatory note to Table 48.

TABLE 50.—PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA, 1945-JUNE, 1952.

Cast-Iron Soil Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Pressure Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Steel Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

1945—1952 By courtesy the Steel Division, Department of Defence Production. Structural include T-bars, Z-bars, H-beams, I-beams, uprights, angles, etc., where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—1949 *The Hardware Tools and Cutlery Industry in Canada, 1949*, D.B.S.

1950—1952 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Galvanized Sheets:

- 1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.
1945—1949 *Primary Iron and Steel Products*, December issues, 1945-1949, D.B.S.
1950—1952 Monthly issues, *Primary Iron and Steel*, D.B.S.

TABLE 51.—SALES AND STOCKS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA, 1949-JUNE, 1952.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 52. IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA, 1945-JUNE, 1952.

Data on imports obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

Data on exports obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

TABLE 53.—VOLUME OF SELECTED BUILDING MATERIALS UNLOADED AT RAILWAY STATIONS IN CANADA, 1945-JUNE, 1952.

1945—1948 Data obtained from annual issues of *Summary of Monthly Railway Traffic Reports*, D.B.S.

1949 - 1952 Data obtained from issues of *Monthly Traffic Report of Railways of Canada*, D.B.S.

This series replaces the data on "Movement by Rail of Building Materials" appearing in *Housing in Canada*, prior to the October, 1950, issue which were based on freight loadings at stations in Canada. Whereas the present series covers only freight unloaded for domestic use, thereby including imports and excluding exports, the former series covered freight loaded at Canadian stations and thereby included exports and excluded imports. The present series more closely reflects the use of materials by the construction industry in Canada.

TABLE 54.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946-JUNE, 1952.

Data compiled by the Economic Research Department, C.M.H.C. from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tile, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, gypsum products, asbestos building materials, sanitary ware, mineral wool, sand and gravel.

TABLE 55.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES, NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES BY REASON FOR LAYOFF, CANADA, MARCH, 1948-JULY, 1952.

Data obtained by courtesy the Economics and Research Branch, Department of Labour.

The figures are compiled on the basis of information submitted through day to day layoff reports and monthly summary reports made by local offices of the National Employment Service. Layoffs that are occasioned by normal seasonal factors are excluded from the compilation as far as possible. For the most part, reports are not received for layoffs involving less than ten workers or for those of less than two weeks' duration.

The layoffs cover manufacturing industries only, and are classified by their cause into three categories: lack of orders; lack of material; and other. The category "other" to a large extent represents non-economic factors such as flood and fire, but it includes some factors that are at least partly economic such as bankruptcies, strikes, and plant closures for repairs or retooling. The latter factors however do not directly reflect the immediate demand and supply conditions of the businesses concerned. The factors which have an immediate bearing on the supply side (lack of material) and on the demand side (lack of orders) of the businesses concerned are shown separately.

TABLE 56.—EMPLOYMENT, UNEMPLOYMENT, AND THE LABOUR FORCE BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL AND ALL INDUSTRIES, CANADA, 1945-JUNE, 1952.

Data for 1945 on employment and unemployment in non-agricultural industries and for the Canadian labour force obtained from *Canadian Labour Force Estimates, 1931-1950*, Reference Paper No. 23, 1951, Labour and Prices Division, D.B.S. Data on employment in the construction industry for 1945 prepared by the Economic Research Department, C.M.H.C. from estimates of paid-workers in the construction industry as contained in *Canadian Labour Force Estimates 1931-1950*, p. 18.

The data in this table for the period 1946-1950 are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates for this period are subject to sampling error. In general the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

The construction industry referred to in Table 66 includes engineering as well as building construction, whereas Table 61 covers the building industry only.

The industry classification used in Table 66 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the business of the establishment as a basis whereas the *Occupational* class shown is based on the *Standard Summary of Occupational Classes*, D.B.S. where the basis is the actual job performed. Force account employees of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non-construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial. The Province of Manitoba was excluded from the June Labour Force Survey, 1950, because of flood conditions. To achieve comparability with preceding periods in this series the Labor and Prices Division, D.B.S. made estimates of the probable Manitoba components for non-agricultural industries and the Canadian labour force and included them with data appearing in the *Canadian Labour Force Estimates 1931-1950*. Estimates of the Manitoba component of the construction industry at June, 1950, were prepared by the Economic Research Department, C.M.H.C. and were included with the data provided in the *Labour Force Survey*, June, 1950.

TABLE 57.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK, CANADA, MARCH, 1949-JUNE, 1952.

Data based on a distribution of employed male construction workers by number of hours worked per week, provided by courtesy the Special Surveys Division, D.B.S. The average number of hours worked per week is shown to indicate overall seasonal variations and longer term trends. It is calculated from a frequency distribution, somewhat more detailed than that shown in this table, on the assumption that the mid-point of each class interval is representative of the group falling therein. The averages shown are subject to sampling error and should be interpreted with caution. The total number of hours worked per week represents the product of the average number of hours worked per week and the number of male workers employed in the construction industry.

TABLE 58.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, 1945-JUNE, 1952.

Data represent new series compiled by the Employment Section of the Labour and Prices Division, D.B.S. from reports made by employers with 15 or more employees. Indexes of employment in the building industry for the period 1945-1946 obtained by courtesy the Employment Section of the Labour and Prices Division, D.B.S.; for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings, 1947-1950*,

1951, Employment Section of the Labour and Prices Division, D.B.S. and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S. Indexes of employment in the non-agricultural industries for the period 1945-1946 obtained from *Employment, Payrolls and Average Weekly Earnings, 1936-1946, with Index Numbers of Employment, 1921-1938*, 1951, Employment Section of the Labour and Prices Division, D.B.S.; for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings, 1947-1950*, 1951, D.B.S. and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S.

Data for the period 1945-1949 obtained from annual issues of *Annual Review of Employment and Payrolls*, Employment Section of the Labour and Prices Division, D.B.S.; monthly data for 1950 from *The Employment Situation*, D.B.S. and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S.

Data on average weekly earnings in the building industry for the period 1945-1946 obtained by courtesy of the Employment Section of the Labour and Prices Division, D.B.S., for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings 1947-1950*, and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S.

Data on the aggregate weekly payroll in the building industry are the product of the number of persons employed and the average weekly earnings.

TABLE 59.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945-JUNE, 1952.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 58.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 60.—LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND TOTAL LABOUR INCOME, CANADA, 1945-JUNE, 1952.

Data for the period 1945-1950 obtained from *National Accounts, Income and Expenditure, 1926-1950*, 1951, Research and Development Division, D.B.S. Monthly data for 1951-1952 obtained from *Estimates of Labour Income*, D.B.S.

A series on total construction outlay is shown in Table 14 and a comparison of the two series shows trends that are similar but not identical. There are two reasons for some variation in trend. First, the labour component of construction expenditure does not vary exactly as the other components because of changes in labour output per man hour and different rates of change in wage rates and construction material prices or management and overhead expenses. Second, in the case of labour income estimates a different coverage of the construction industry is made than for estimates of total construction expenditure. Whereas Table 14 is intended to cover all construction expenditures the estimates in Table 60 do not include: 1) expenditures by unincorporated own account contractors and builders, 2) construction outlay by railway and telephone companies, 3) repair and maintenance construction outlay on force account by non-construction companies, 4) construction outlay by Federal, provincial or municipal governments.

TABLE 61.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1944-JULY, 1952.

Compiled by the Unemployment Insurance Section, Labour and Prices Division, D.B.S., based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 62.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945-JUNE, 1952.

Data compiled by the Unemployment Insurance Statistics Section, D.B.S.

A person who has made at least 180 contributions into the Unemployment Insurance Fund, during the two year period immediately preceding a claim for benefits and has made 60 contributions in the year preceding the claim or 45 contributions in the 6 months preceding the claim establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits is supplementary to data shown in Tables 56 and 61.

The chief limitations of the data in Table 62 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act; from January 1, 1948, to June 30, 1950, salaried personnel earning less than \$3,120 have come under the Act and since July 1, 1950, the ceiling of insurability for salaried employees is raised from \$3,120 to \$4,800 a year; there are therefore, a number of construction workers not covered in this tabulation; (2) not all unemployed workers have made 180 days' contribution prior to their period of unemployment; (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time; (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 63.—APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, NEW ENTRIES AND GRADUATES, CANADA, 1945-SECOND QUARTER, 1952.

Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 64.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1945-JUNE, 1952.

Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Citizenship and Immigration.

TABLE 65.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA, 1948-JUNE, 1952.

This series shows the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident with the intention of leaving the country permanently. The data cover skilled construction workers only, with no separate information available on semi-skilled and unskilled construction workers who are lumped with "general labour". The monthly figures are by "date of application" and there is usually a time lag of a month or two between this date and the actual date of departure of the emigrant. This series is currently in the process of being checked and developed further. As revised data become available, they will replace the preliminary series shown here. The data are supplied by courtesy of D.B.S. and the Foreign Exchange Control Board, the compilations being prepared by D.B.S. on the basis of information supplied by the Foreign Exchange Control Board to December, 1951. Data for 1952 estimated by the Economic Research Department, C.M.H.C.

TABLE 66.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, THE BUILDING MATERIAL INDUSTRIES, AND IN ALL INDUSTRIES, CANADA, 1945-JUNE, 1952.

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 67.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945-JULY, 1952.

Revised composite index of wholesale prices of all construction materials obtained from *Wholesale Price Indexes 1913-1950* D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S. These indexes replace the series formerly published the first quarter, 1951

and preceding issues of *Housing in Canada* on wholesale prices of construction materials in general. For differences between this index and that published in previous issues of *Housing in Canada* see *Wholesale Price Indexes 1913-1950*, D.B.S. p. 4.

Indexes of wholesale prices of residential building materials obtained from *Prices and Price Index Numbers of Residential Building Materials*, March, 1948, D.B.S. and from *Prices and Price Indexes*, April, 1951, D.B.S. Indexes are converted from a 1935-1939 to a 1939 base. The composite index in this series is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The trend of residential building material prices does not vary to a significant extent from the trend for construction materials in general over the period 1926-1952. At July, 1952, the index for residential materials stood at 278 on the 1939 base, while the construction material index rose to 282.

The purpose of these group indexes is to reflect the *average* movement of prices of building materials having a characteristic use. In interpreting these indexes certain qualifications should be observed before drawing general conclusions from them. First, the price of each building material in a group rises or falls either independently of the other or possibly in an inter-related fashion depending on the extent of their homogeneity. Changes in prices of each material may also occur at varying rates from another. Consequently a group index provides no information with respect to price changes experienced by a specific building material within a group. Attention is drawn to *Price Index Numbers of Residential Building Materials 1926 to 1948*, Labour and Prices Division, D.B.S., March 1949, which sets out in detail the building materials comprising each group. Secondly, though the indexes are designed, by applying appropriate weighting techniques, to express *national averages* of price changes, they may be modified by regional cost differentials. This problem of regional differentials in housing construction costs is treated at length in Chapters 1 and 2, *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946.

TABLE 68.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, 1945-JULY, 1952.

Data obtained from the Department of Labour.

Indexes for the individual trades other than sheet metal workers, obtained by courtesy of the Economics and Research Branch for the years 1945-1950 and for the months of March and September, 1951. Monthly interpolations on these indexes for the year 1951 and January, 1952 were made on the basis of wage rate schedules for 15 cities supplied by courtesy of the Industrial Relations Branch. Each city in these calculations was weighted according to the number of housing unit completions in 1950. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour for each trade engaged in residential building as established in *The Labour Value of the Building Dollar*, Housing Administration, Department of Finance, Ottawa, 1943, p. 29. The indexes for 1945-1951 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. The indexes for 1945 relate to October; 1946, December; 1947, July; 1948 and 1949, September; 1950 and 1951, March and September.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1950 and by courtesy of the Industrial Relations Board for 1951 and 1952.

The index for all industries was estimated by the Economic Research Department, C.M.H.C., on the basis of the General Average Index as contained in annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1949 and as supplied by courtesy of the Economics and Research Branch for March and September, 1951 and March, 1952. Monthly index numbers for the last nine months, 1951, first seven months, 1952, estimated by the Economic Research Department on the basis of trend during 1950 and 1951.

The indexes for both all construction workers and all industries, including holiday pay allowances, include a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 69.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES, AND INDEXES OF COST OF LIVING AND RENT, CANADA, 1945-SEPTEMBER, 1952.

Composite index of residential building material wholesale prices and wage rates in the construction trades is based on the composite material index shown in Table 67 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 68. Composite index of all construction material wholesale prices and wage rates in the construction trades is based on the composite material index obtained from *Wholesale Price Indexes 1913-1950*, D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S., and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 68. The weights are based on the proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, p. 36. The materials are weighted 58.3 in percentage terms, and the wage rates 41.7.

Revised index of wholesale prices of all commodities obtained from *Wholesale Price Indexes 1913-1950* D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S. For differences between this index and that published in *Housing in Canada*, First Quarter, 1951, and previous issues, see *Wholesale Price Indexes 1913-1950* D.B.S. p. 4.

Remaining data obtained from issues of *Prices and Price Indexes*, D.B.S., and converted to a 1939 base.

TABLE 70.—PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946-JUNE, 1952.

Data for 1946 and 1947 obtained from Annual Report, 1947, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for 1950-1952 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 71.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES, AND IN ALL INDUSTRIES, CANADA, 1945-JUNE, 1952.

Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in Table 71 covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in Table 71.

The series on building materials industry is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, mineral wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 72.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1945-JULY, 1952.

Data for period 1945-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947-1952 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

(1) Building materials index based on 16 stocks.

(2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949-1952.

(3) Data converted from a 1935-1939 to a 1939 base.

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UNIVERSITY OF TORONTO

DEPT. OF POLITICAL ECONOMY

CENTRAL MORTGAGE AND HOUSING CORPORATION
ECONOMIC RESEARCH DEPARTMENT

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HOUSING IN CANADA

A FACTUAL SUMMARY

FOURTH QUARTER, 1952

OTTAWA, CANADA

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FOREWORD

Housing in Canada is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1945 to the fourth quarter, 1952, providing monthly or quarterly data for 1951 and the more recent period. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself and is arranged in eight sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house building; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Commencing with the April, 1950, issue of *Housing in Canada*, data on Newfoundland were shown separately in Section 9 of Part II. This separation was made partly in the interest of continuity of the tabular material for the rest of Canada and partly because of the immediate scarcity of statistical information for the Province of Newfoundland. Beginning with the second quarter issue, 1951, all statistical series have been revised to include data that are available for the Province of Newfoundland since March 31, 1949, when Newfoundland became part of Canada.

Some of the material incorporated in this report is obtained from original sources with other data submitted by various Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Citizenship and Immigration, the Superintendent of Bankruptcy, the Dominion Bureau of Statistics, and the Department of Defence Production. Data are also provided by the Quebec Government through its Farm Credit Bureau.

Housing in Canada concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Department
Central Mortgage and Housing Corporation*

Ottawa, December, 1952.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS

(See Tables 1-5)

Net family formation in Canada during the first three quarters of 1952, at 67,000, continued close to the 1951 rate. Slightly more than one quarter of this was attributable to immigration, as indicated by net migration of married females into Canada.

Net family formation provides an indication of the growth in the housing requirements of the population as they are affected by the creation of new families, the dissolution of families, and migration into and out of the country.

The need for a family to obtain separate dwelling accommodation depends among other things on whether the family has children. For this reason a supplementary indication of the requirements of the population for new housing is provided by data on the birth of first children. These numbered 77,000 in the first nine months of 1952, as compared with 74,000 in the corresponding period of 1951.

Also affecting the housing requirements of the population, but not reflected in the net family formation series, or in the birth series, is the amount of internal migration within the country, particularly that associated with urbanization.

Immigration and Emigration

Despite a decrease in the number of new immigrants in the third quarter of 1952, the large number entering in the first half of the year was sufficient to bring the nine month total to 135,000, an increase of 4 per cent over 1951. Immigration from the United Kingdom accounted for the increase, the number of arrivals numbering 32,800, or 50 per cent more than the 1951 period. A somewhat larger proportion of the 1952 immigration was composed of females and children under 18. These immigrants accounted for 70 per cent of the total as compared with 62 per cent in the 1951 period. Total emigration from Canada in the first six months of 1952 increased 63 per cent to 20,700.

SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 6-16)

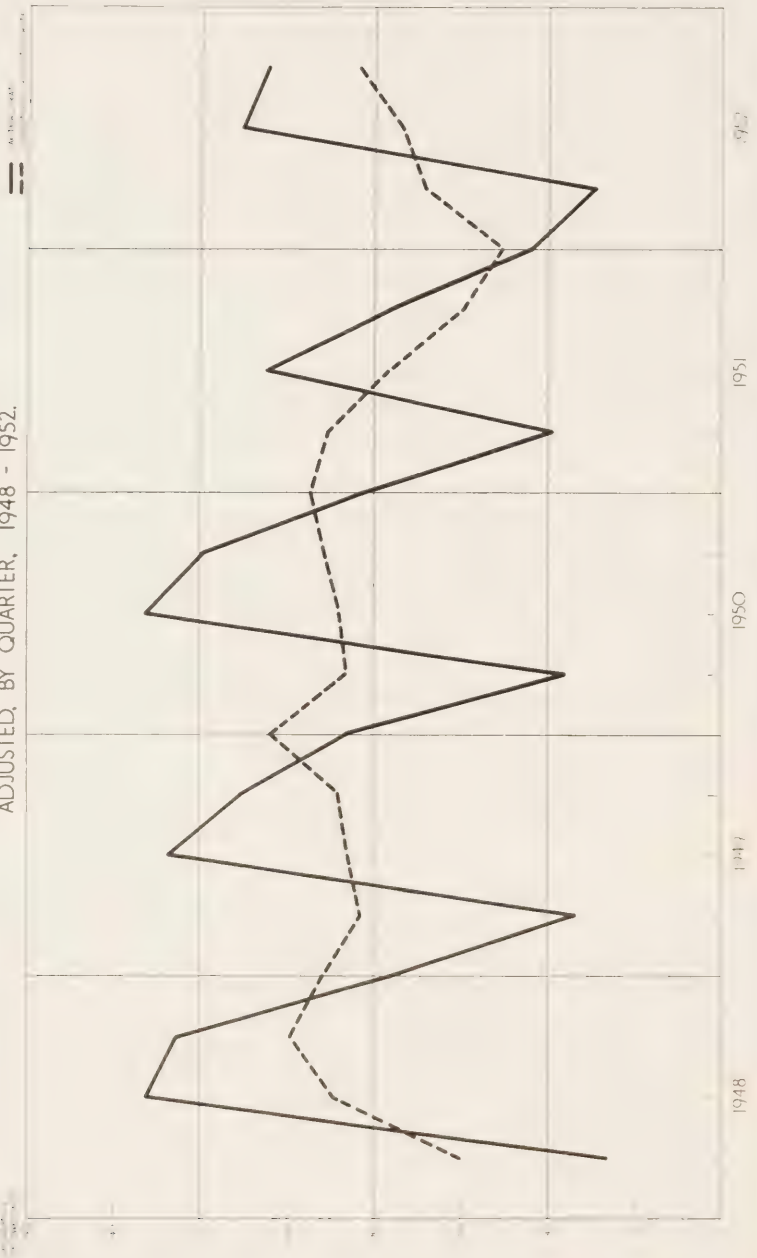
The third quarter of 1952 saw a continuation of the rising trend in starts that became apparent earlier in the year. Starts of new dwellings, excluding conversions, which were running at a seasonally adjusted annual rate of 68,000 in the first quarter of 1952, and 74,000 in the second quarter, rose to a rate of 83,000 in the third quarter (see Table 7). The annual rate of starts in the third quarter of 1952 was 40 per cent higher than in the corresponding period of 1951. A further increase in the rate of starts for the fourth quarter of the year is suggested by data covering the centres of 5,000 population and over. In these centres starts numbered 12,500 in October and November, over twice the number started in the same months of 1951.

Total starts for the first ten months of 1952 numbered 71,850, as against 62,560 in the first ten months of 1951. Completions were lower for the period, numbering 56,300 in 1952, compared with 66,000 for 1951; this decline reflects the smaller carryover of dwellings under construction at the beginning of 1952.

The rising volume of house building during 1952 reflects buoyant demand conditions supported by rising incomes, easier lending terms introduced under

FIGURE 1

DWELLINGS STARTED IN NEW STRUCTURES,
ANNUAL RATES, ACTUAL AND SEASONALLY
ADJUSTED, BY QUARTER, 1948 - 1952.



The National Housing Act in October of 1951,⁽¹⁾ and a greater availability of institutional mortgage funds. The progress that was being made was slowed down somewhat by the mounting shortage of serviced land.

Residential Capital Formation

Reflecting the decline in completions during the first three quarters of 1952, and the smaller number of dwellings under construction, the value of new residential construction put in place declined by 6 per cent from \$571 million in the first nine months of 1951 to \$537 million in 1952. As costs were higher by about 4 per cent in the 1952 period, the decline reflects a drop of about 10 per cent in volume of construction.

The rising trend of construction during 1952 is indicated by the fact that in the third quarter the value of new residential construction, at \$229 million, was 14 per cent higher than in the third quarter of 1951.

Gross residential capital formation, which includes the value of major improvements and supplemental house building costs together with new residential construction, amounted to \$598 million in the first nine months of 1952. Capital consumption, including depreciation and accidental damage, is estimated at \$336 million for the corresponding period, yielding a value of \$262 million for net residential capital formation.

Residential and Other Types of New Construction

The demand for construction resources remained high in the first nine months of 1952 despite a lower volume of residential construction. The decline in the value of residential construction was more than offset by the increased level of non-residential construction investment. Total new construction put in place at \$2,160 million for the first three quarters of 1952 was 10 per cent higher than in 1951. Non-residential construction put in place, supported by increased outlays for defence, defence supporting and utility construction, rose 16 per cent from \$1,340 million in the 1951 period to \$1,650 million in the first nine months of 1952. The ratio of new residential construction to total new construction declined from 32 per cent for the first nine months of 1951 to 27 per cent in the corresponding months of 1952.

SECTION 3.—PUBLICLY-ASSISTED HOUSE BUILDING

(See Tables 17-38)

Housing starts under various publicly-assisted programs numbered 22,000 during the first three quarters of 1952, about the same level as in 1951. During the third quarter however, publicly-assisted starts increased sharply to 10,600, an increase of 39 per cent from the number started in the same quarter of 1951. The third quarter increase is related to greatly expanded lending under The National Housing Act (see below).

The National Housing Act, 1944

By the end of November, 1952, over 50 per cent more dwellings had been approved for loans under The National Housing Act than in the same period of 1951. In the eleven month period, loans were approved for 33,400 dwellings as compared with 22,000 in 1951. The amount of loans approved rose from \$145 million in the 1951 period to \$243 million in the 1952 period.

(1) See *Housing in Canada*, First Quarter, 1952, p. 15.

The higher level of operations under the Act was in part an outcome of the lower down payment requirements announced in October of 1951, and was supported by strong demand conditions together with a greater supply of funds from private lending institutions (see p. 17).

The average loan on one storey dwellings increased from \$6,770 in the first 9 months of 1951 to \$7,980 in the same period of 1952. The average down payment on one storey dwellings was reduced proportionately by 19 per cent, from \$3,940 in the 1951 period to \$3,175 in the first three quarters of 1952. Average construction costs per square foot for this type of dwelling rose by 3 per cent from \$9.10 in the first nine months of 1951 to \$9.35 in the same months of 1952.

Of particular interest was the relatively greater increase in lending under the rental provisions of the Act. In the first nine months, 8,000 rental dwellings were financed under the Act, nearly double the number approved in the same months of 1951. The increase stemmed from expanding operations under the Rental Insurance Plan, and Section 8 of the Act.

The agreement with lending institutions, whereby direct Corporation loans may be made through the agency of a lending institution,⁽¹⁾ provides for the payment of processing fees to the institutions for their services. The rates of payment for the fee arrangement have been announced and are as follows: \$50.00 for each loan in a project development up to and including five; \$40.00 for each of the next five loans and \$30.00 for each loan thereafter in the said project. For individual loans the rate is set at \$50.00.

New Terms of Financing for Rental Housing

Changes in regulations designed to encourage increased activity in the construction of various types of rental housing accommodation were announced in October.⁽²⁾ The new regulations increase the maximum joint loans which may be made under Section 8 of The National Housing Act. For semi-detached or row housing, the maximum loan per unit is \$8,500; the maximum being scaled down according to the number of rooms and floor area per unit. The previous maximum loan per unit was \$6,700 for semi-detached dwellings and \$8,500 for one family dwellings in rental projects. The changes bring loans for semi-detached and row housing types into line with individual houses.

Increases were also announced for loans on multiple family dwellings under Section 8, the maximum per unit being raised from \$6,700 to \$7,200 for a fully serviced unit of fireproof construction. Where the rental project includes elevators, the loan may be increased by as much as 80 per cent of the estimated costs of such elevators. Previously this type of increase had been allowed only for garages and other commercial buildings, or where the municipal services for the project were fully paid for at the date of completion.

Federal-Provincial Housing and Land Assembly Projects

House-building activity under the Federal-provincial arrangements of Section 35 was at an increased level during 1952. During the first nine months 990 units were started and 230 were completed compared with 88 starts and 140 completions

(1) See *Housing in Canada*, Third Quarter, 1952, p. 14.

(2) Order-in-Council P.C. 4272, dated October 30, 1952.

in the same months of 1951. Units under construction at the end of September numbered 951. Expenditures during the period for housing and improvements together with land acquisition totalled \$3.7 million.

Under the land assembly provisions of the scheme, 870 lots were started, 1,070 completed and 350 sold or placed under option during the nine month period. At the end of September, 1,455 lots were under construction. Expenditures on land assembly projects during the period totalled \$772,000.

From the beginning of the program in 1950 until the end of September, 1952, Federal-provincial agreements have been signed covering 11,274 lots, 1,586 economic rental units and 816 subsidized rental units. Total expenditures including both federal and provincial shares amount to \$7.4 million.

Land Assembly Projects Under Section 11B of the National Housing Act, 1944

Section 11B of The National Housing Act guarantees the recovery of investment by lending institutions when such investment is for the acquisition and development of land for housing purposes. Under this section, 105 lots were sold in the first nine months of 1952, and 114 lots were unsold at the end of September. Expenditures by developers during the first nine months totalled \$52,000 compared with \$333,000 in the corresponding months of 1951.

Veterans' Rental Housing Projects Under Central Mortgage and Housing Corporation

During the first nine months of 1952, 505 housing units for veterans were started by Central Mortgage and Housing Corporation under Federal-municipal agreement. In the same period, 227 units were completed, leaving 492 under construction at the end of September. In the corresponding 1951 period, 580 units were completed and 330 remained under construction at the end of September. Expenditures totalled \$2.5 million compared with \$3.0 million in the first nine months of 1951.

Veterans' Land Act

Housing operations under the Veterans' Land Act continued to decline in the third quarter, reducing total housing starts in the first nine months to 924 units compared with 1,300 units in the same period of 1951. This drop resulted from a decline in starts under the full time farming and small holding provisions of the Act. Expenditures on new construction declined 26 per cent to \$5.6 million from the same period of 1951.

Armed Service Permanent Married Quarters

House building for the armed services by the construction division of Central Mortgage and Housing Corporation continued at a high level in 1952. Housing starts under the program in the first nine months numbered 2,250, nearly double the number started in the same months of 1951. Completions during the period were slightly lower at 1,983 units.

Expenditures under the program totalled \$19.5 million, 20 per cent higher than in the first three quarters of 1951.

Defence Construction Limited

In the first ten months of 1952, housing operations by Defence Construction Limited involved 334 starts and 439 completions. In the corresponding months of 1951 there were 640 units started and 36 completed.

The value of contract awards for all types of construction by the crown company totalled \$151 million in the first ten months of 1952, about the same amount as in the same months of 1951.

Department of National Defence Schools

By the end of September, 1952, 17 schools had been completed by Central Mortgage and Housing Corporation on behalf of the Department of National Defence. Contracts were awarded for two additional schools in 1952 and six schools remained under construction at the end of September. During the nine month period expenditures totalled \$890,000.

The Canadian Farm Loan Act, 1927

Under this Act, the Canadian Farm Loan Board provides assistance in the form of mortgage loans to farmers for the construction and repair of farm homes and for other agricultural purposes. Loans approved for new residential construction in the first nine months of 1952 totalled 116 for \$138,000, including 28 for the construction of new farm dwellings. In the same period of 1951, 122 loans valued at \$150,000 were approved for new residential construction.

Farm Improvement Loans Act

Lending for residential construction under the Farm Improvement Loans Act continued at about the same level as in 1951. While loans for the construction of new farm dwellings were slightly lower at 446 loans for \$756,000, loans for alterations of existing residential property were higher, numbering 1,000 for \$976,000.

The average amount of loan for farm houses was \$1,700 in the 1952 period compared with \$1,600 in the first nine months of 1951.

Property Management Operations, Central Mortgage and Housing Corporation

As the sales program of war workers' and veterans' units continued, the number of rental dwellings under the management of the Corporation was reduced to 19,900 at the end of October, 6,000 fewer than one year earlier. Leases covering 217 units under the home conversion plan were returned to their owners during the period leaving only 8 units under Corporation management at the end of October.

The vacancy rate on dwellings under management was negligible at .2 per cent compared with .5 per cent during October, 1951.

Rental Insurance Plan

Net approvals under the plan increased markedly during 1952, owing to a resumption of direct mortgage lending by the Corporation on Rental Insurance projects in October, 1951.⁽¹⁾ During the first nine months, 41 projects comprising 2,930 units were approved compared with 13 projects covering 600 units in the corresponding period of 1951.

The floor area of Rental Insurance units in 1952 averaged 931 square feet for 4 rooms, compared with 868 square feet and 3.6 rooms in 1951. Despite the larger size of units in 1952, the average estimated cost per unit dropped from \$8,863 in 1951 to \$7,900 in the first nine months of 1952.

(1) See *Housing in Canada*, First Quarter, 1952.

The Province of Quebec Farm Credit Bureau

Bill No. 4,⁽¹⁾ an Act to amend the "Act to improve housing conditions",⁽²⁾ was assented to the 10th of December, 1952. The bill empowers the government to pay a subsidy on interest charges in excess of 3 per cent on new dwellings built between January 15, 1948 and June 1, 1955. Formerly the Act applied to dwellings completed before January 15, 1953. The amendment also authorizes the government to appropriate for the purposes of this Act a total sum of \$40 million.

From January 15, 1948 to September 30, 1952, 15,000 applications covering 17,800 dwelling units have been approved by the Quebec Farm Credit Bureau. These have involved an interest subsidy commitment of \$29.5 million or an average contribution of \$1,900 per loan.

SECTION 4.—REAL ESTATE LENDING

(See Tables 39-41)

Real Estate Lending

Institutional mortgage lending on all types of property was 59 per cent higher in amount in the third quarter of 1952 than in the same quarter of 1951. The higher volume of lending in the third quarter brought the total value of mortgage loan approvals for the nine month period to \$371.2 million, 5 per cent greater than in the same months of 1951.

The volume of mortgage lending on new non-farm residential property was 15 per cent greater at \$226 million, comprising 61 per cent of the value of all approvals compared with 55 per cent in the 1951 period. The number of dwellings for which loans were approved showed a smaller increase of 5 per cent totalling 33,660 in the first nine months of 1952.

A similar trend was shown in mortgage lending on new non-residential property during 1952. In this category, the third quarter total was 85 per cent above the third quarter figure for 1951, although the nine month total of \$24.5 million was 17 per cent below the total for the same months of 1951.

Mortgage lending on all types of existing property was higher in the third quarter although loans approved in the first nine months of 1952 declined in number and value from the same period of 1951. The number of loans on existing property dropped 7 per cent to 19,100 and the value of loan approvals declined 5 per cent to \$116.4 million. Mortgage loans on existing residential property covered 24,800 dwellings in the 1952 period and were valued at \$86.9 million.

Mortgages Registered and Discharged and Real Estate

Transfers Registered

Mortgage registrations on new and existing real estate in the Greater Toronto area numbered 32,000 in the first nine months of 1952, about the same level as in the same months of 1951. In the same period housing starts in the area dropped 13 per cent, an indication that a larger proportion of mortgage lending in Greater Toronto was being placed on existing property. Mortgage discharges were 5 per cent lower, numbering 21,100 during the period.

Real estate transfers in the Greater Toronto area numbered 31,160 in the first three quarters of 1952, a decline of 8 per cent from the same period of 1951. This marks the first time that mortgage registrations have exceeded the number of real estate transfers, which suggests a smaller proportion of mortgage loans associated with the sale of property, and possibly more second mortgages.

(1) 1-2 Elizabeth II, Bill 4. Statutes of Quebec.

(2) See *Housing in Canada*, January 1950, pp. 16-17.

SECTION 5.—BUILDING MATERIALS

(See Tables 42-54)

Production of Building Materials

Output of most building materials declined during the first three quarters of 1952, partly as a result of reduced foreign demand and partly because of the high level of inventories early in the year. The composite index of production of building materials other than lumber, which in the first nine months of 1951 averaged 295, was at a monthly average of 201 in the same period of 1952. Much of the decline occurred in the earlier months of the year when inventories of building materials were at a high level following heavy production in 1951. The reduction in output was also associated with a lower level of housing starts in the first half of the year. With rapidly increasing residential construction in the third quarter, inventories of building materials were reduced and production levels rose.

The decline in overall production was by no means general in the industry. Output of materials such as cement and structural steel increased to meet the heavy requirements of defence construction, transportation and resource development. Output of sawn lumber, which was sharply reduced in June by a strike of West Coast loggers and sawmill workers, was slightly higher in the third quarter of 1952 than in the same period of 1951. Gypsum plaster production was 30 per cent higher at 173,000 tons than in the first three quarters of 1951. Output of structural tile was also higher at 152,000 tons.

The extension of municipal services in new suburban developments created a sustained demand for sewer and water pipe in 1952. Production of vitrified sewer pipe rose to 3.3 million feet, 8 per cent higher than in the first nine months of 1951. In the same period production of cement pipe and tile was slightly higher at 178,000 tons.

Output of materials which are directly related to house building declined in 1952 although in most cases production had risen by the third quarter to meet the needs of an expanding residential construction volume. In this category, production of electrical materials dropped off 30 to 40 per cent and plumbing and heating products such as radiators, water heaters and furnaces, registered decreases up to 48 per cent. In the lumber products group, production of hardwood flooring and wood fibre insulating board declined 35 and 21 per cent respectively. Production of mineral wool insulation declined by 10 per cent. The output of asphalt shingles and concrete blocks continued at 1951 levels.

Supply and Demand for Building Materials

Renewed demand for building materials, arising from increased activity in the building industry, resulted in higher sales in the third quarter of 1952 than in the same period of 1951. However, reduced factory sales during the first five months of the year held total sales for the nine month period below the level in the same months of 1951.

Sales of cement, which are less dependent on residential construction, were higher during the period but sales of 14 other items were lower. Decreases in sales were most pronounced in the case of electrical supplies which decreased 20 to 46 per cent in the period, and in sales of domestic heating boilers which dropped 45 per cent. Other materials in the plumbing and heating and sanitary ware groups registered lesser decreases. Shipments of gypsum and clay products were only slightly below 1951 levels.

Non-Seasonal Lay-offs in the Building Material Industries

As building material production fell off in 1952, non-seasonal lay-offs in the building material industry increased. The number of employees laid off for non-seasonal reasons totalled 2,530 in the first ten months compared with 2,216 in the corresponding period of 1951.

"Lack of orders" as a determining factor in lay-offs was of increasing importance in 1952. Non-seasonal lay-offs resulting from lack of orders accounted for 68 per cent of employees released for non-seasonal reasons compared with 29 per cent in 1951. Slackening demand for lumber and lumber products was responsible for most of the lay-offs in this category. Lack of materials, a problem accounting for 33 per cent of non-seasonal lay-offs in the 1951 period, was of no significant importance in 1952.

Reflecting decreased output in the first part of the year and increased sales in the third quarter, stocks of building materials were substantially lower at the end of September than one year earlier. Single pole switches and outlet boxes were the only major exceptions with stocks over 3 times higher at the end of the period. Stocks of gypsum and clay products were at about the same level as in September, 1951.

Exports

Sales abroad of eight of the ten building materials for which export data are available registered decreases in the first nine months of 1952 from exports in the similar 1951 period. Exports of sawn lumber, Canada's principal building material export, were 3 per cent lower, owing to a decline in third quarter shipments to the United Kingdom. Sawn lumber exports however, amounted to one-half current production, the same proportion as in 1951. With the exception of wood laths, which remained at the same level, exports of lumber products, including hardwood flooring, wood shingles, and wood fibre insulating board, all declined in the nine month period.

Exports of cement were 77 per cent higher at 2.3 million barrels while sales abroad of building brick and paints were down 14 per cent and 47 per cent respectively from the 1951 period.

Imports

Imports of building materials were at a reduced level during the first nine months of 1952. Of the fifteen materials reviewed only plumbing and heating products, comprising warm air furnaces, cast iron radiators and hot water tank heaters, were significantly higher than in the 1951 period.

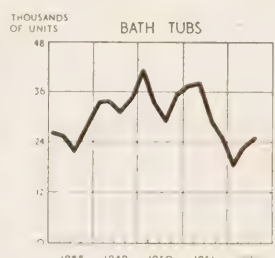
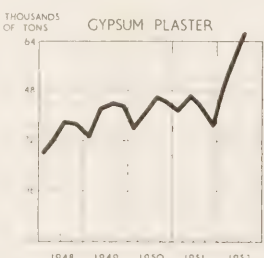
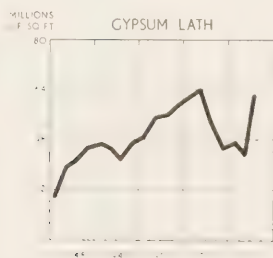
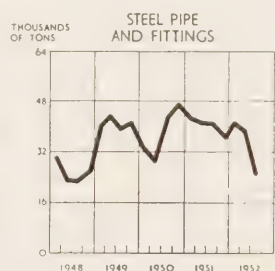
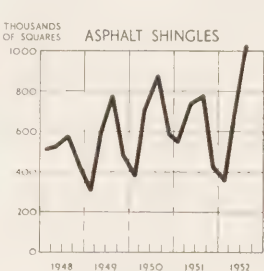
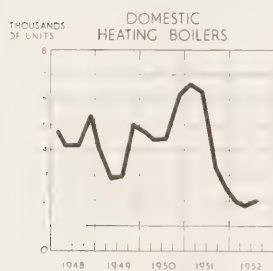
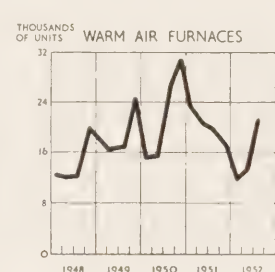
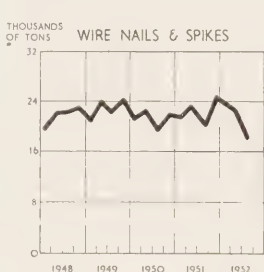
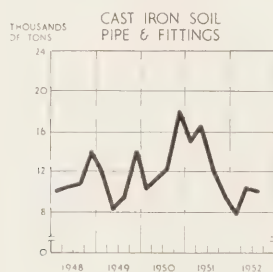
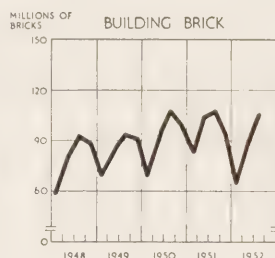
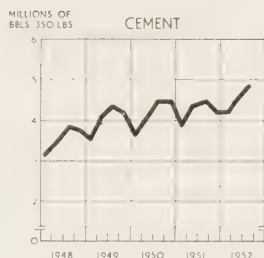
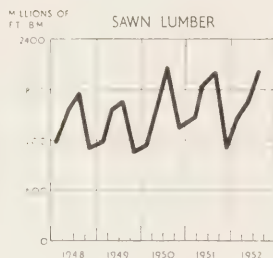
Imports of common colourless window glass, Canada's principal building material import, dropped 52 per cent in 1952. Similar decreases occurred in imports of building brick and sanitary ware. Cement imports were at slightly higher levels despite increased domestic production. Hardwood flooring and building board were up slightly over 1951 levels. Imports of paints and varnishes, gypsum plaster, and builders' hardware, were all substantially lower than in the first nine months of 1951.

Supply of Primary Iron and Steel Products

Steel order SD-3 of the Department of Defence Production, dated December 15, 1952, removed the limitation on steel inventories enforced by steel order SD-1 of January 9, 1952. The new order, which is effective January 1, 1953,

— FIGURE - 2 —

PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA, QUARTERLY, 1948 - 1952



ECONOMIC RESEARCH DEPARTMENT, C.M.H.C.

also revoked steel order SD-2⁽¹⁾ of the same date which restricted the purchase of steel materials for non-essential purposes, such as amusement or commercial buildings, without approval of the department. Under the new order, end use certification on purchase orders for steel materials is still required and the power to direct steel to defence contractors is retained.

The relaxation of control stems from a steadily improving supply position and reflects a considerable expansion in the Canadian steel industry.

Shipments of Primary Iron and Steel Shapes

Net total domestic shipments of primary iron and steel shapes from Canadian mills to consuming industries totalled 2.3 million tons during the first nine months of 1952, remaining unchanged from the volume in the same period of 1951. The building construction industry, absorbing 280,000 tons, continued to receive 12 per cent of total shipments.

The pattern of distribution to end users remained much the same as in 1951. The only major change occurred in shipments to the automotive industry which dropped to 144,000 tons, 26 per cent less than in the first three quarters of 1951. In addition there were slight decreases in shipments to the containers industry and to wholesalers and warehouses.

The miscellaneous group, which includes implement and machinery industries, utilities, and steel for national defence purposes, received 624,000 tons, 12 per cent more than in the 1951 period. Shipments to the railway industry and to merchant trade groups were slightly heavier at 471,000 tons and 320,000 tons respectively.

Production, Imports and Exports of Rolling Mill Products

Production of rolling mill products from Canadian ingot, together with imports of iron and steel forms, was at the same level as in 1951, totalling 3 million tons in the nine month period. This production was maintained despite a third quarter drop in imports resulting from work stoppages in American steel mills during June and July. Although third quarter imports were sharply reduced, total imports during the first nine months at 1.1 million tons were equal to the volume imported in the 1951 period. Exports of finished rolling mill products, mainly for the purpose of conversion and reimport, were slightly higher at 52,000 tons.

Production, Sales, and Stocks of Iron and Steel Building Materials

None of the six materials covered in this review were at higher production levels during 1952. Output of galvanized sheets and wire nails continued at the same level totalling 85,000 tons and 65,000 tons respectively during the first nine months. Production fell off most sharply in the case of cast iron soil pipe and pressure pipe, each of which dropped 35 per cent to 28,000 tons and 64,000 tons respectively. Output of steel pipe dropped 17 per cent and structural steel production was 14 per cent lower than in the first nine months of 1951.

Producers' sales of iron and steel building materials were at lower levels throughout the first nine months of 1952. Only in the case of wire nails and spikes were sales equal to 1951 levels with sales totalling 64,000 tons in the first three quarters. Sales of steel pipe and cast iron soil pipe were down 15 per cent and 26 per cent to 107,000 tons and 28,000 tons respectively. Despite lower sales, stocks of these items at the end of September were nearly 50 per cent lower than

(1) See *Housing in Canada*, First Quarter, 1952, p. 25.

one year earlier, owing to decreased production. Stocks of wire nails and spikes, however, were nearly double at 22,000 tons.

Imports and Exports of Iron and Steel Building Materials

The effect of the American steel strike was noticeable in third quarter imports of iron and steel building materials. The third quarter reduction brought total imports during the nine month period to substantially lower levels. Skelp imports at 107,000 tons were equal to imports in the same period of 1951, but imports of wire nails and spikes were 38 per cent lower. Imports of structural steel and galvanized sheets were both 24 per cent below imports in the 1951 period.

Exports of iron and steel building materials continued at nominal levels during 1952.

SECTION 6.—BUILDING LABOUR

(See Tables 55-64)

Employment and Earnings

Employment in the construction industry during the week ending August 16, 1952, was at the highest level ever recorded. According to the Dominion Bureau of Statistics Labour Force survey, employment in the industry reached 400,000, an increase of 4,000 over the previous high at August, 1951. This level was attained as a result of expanding house-building activity, increased construction associated with resources and utility development, and the defence construction program.

Sample data indicate that the average work week in the construction industry in September was 42 hours, unchanged from September, 1951. There is considerable evidence however that the 40 hour week is increasingly common in the industry. Of 107 recent collective agreements covering the building trades in the larger cities, nearly 80 per cent provided for the five day, 40 hour week.

By September, 1952, the average weekly wage in the building industry had risen to \$61.11, an increase of 12 per cent from September, 1951. The increased weekly wage resulted partly from a slightly longer work week but mainly from increased hourly earnings (see p. 96).

Increased employment together with higher weekly wages, combined to bring construction labour income to a new high of \$261 million in the third quarter of 1952, 23 per cent higher than in the same period of 1951. Total labour income, affected somewhat by labour stoppages, advanced more slowly, rising 12 per cent to \$2,800 million in the same period.

Employment in construction firms with 15 or more employees increased more rapidly than total construction employment. Employment in these firms numbered 159,000 in September, 1952, 4 per cent above the September, 1951 level. The rising employment in the larger firms is an indication of the higher proportion of the construction industry being devoted to large scale defence and development projects.

The Labour Market

Despite the record level of employment in the construction industry referred to earlier, unemployment in the construction industry showed little change during August. The number of persons without work and seeking employment in the

construction industry as reported by the August Labour Force survey was 13,000, about the same number reported in August, 1951.

The low level of residential construction activity in the early part of the year was reflected in registrations of unplaced tradesmen at National Employment Service offices during the first ten months of the year. The monthly average of registrations during this period was 37,500 compared with an average of 26,600 in the 1951 period. Unfilled vacancies in the construction trades, mainly for carpenters and unskilled tradesmen, averaged 3,400 per month in 1952, compared with a monthly average of 3,800 in the same period of 1951.

Supply of Construction Workers

As total immigration declined in the third quarter, immigration of skilled construction workers fell off accordingly. Over 1,000 tradesmen came to Canada during the third quarter of 1952, less than half the number entering in the third quarter of 1951. In the first nine months of the year, 5,400 tradesmen entered the country, 7 per cent fewer than in the corresponding period of 1951. Carpenters, bricklayers and electricians comprised the largest trade groups.

The Federal-Provincial Apprenticeship Training Program, a second source of skilled construction workers, turned out fewer graduates in 1952. In the first three quarters of the year, 815 journeymen were graduated compared with 929 in the 1951 period. At the end of September there were 5,000 apprentices in training, 450 fewer than at September, 1951.

Strikes in the Building and Building Materials Industries

More time was lost through strikes in the building industry during the first nine months of 1952 than in any twelve month period in the post-war years. The number of working days lost totalled 326,000, compared with 63,600 in the full year 1951. Relatively little time was lost in the building materials industries where 22,200 working days were lost, compared with 30,200 in the first nine months of 1951.

Time lost through strikes in all industries also rose sharply in 1952. In the first nine months, 2.6 million working days were lost, nearly four times the total in the same period of 1951. This time amounted to .31 per cent of the estimated working time of wage and salary workers compared with .08 per cent in the first nine months of 1951.

Employment and Earnings in the Building Material Industries

In line with a reduced output of building materials in 1952, employment in the industry fell off accordingly. Monthly employment in the building material industries averaged 112,300 in the first nine months of 1952, 8 per cent less than the average employment in the first three quarters of 1951. Average weekly earnings in the industry at \$54.90 were 9 per cent higher than in the first nine months of 1951.

SECTION 7.—BUILDING COSTS

(See Tables 65-68)

Wage rates of building tradesmen continued to rise moderately in the first three quarters of 1952 as construction employment reached record levels (see Section 6). Prices of residential building materials on the other hand showed very little change, with output for most items declining (see Section 5). As a

net result the combined index of wage rates and material prices at 261.8 in October, 1952, was only 3 points, or less than 2 per cent higher than a year earlier.

Residential Building Material Prices

The increased demand for building materials in recent months has not been reflected in the composite index of building material prices. The October index was unchanged from July, and 2 per cent less than at October, 1951.

In line with the decreased demand for lumber products on the world markets, the price of this component dropped sharply from the October, 1951 level. The lumber products group index at 395 was 16 points lower than at October, 1951. This decrease, together with price reductions in paints and glass, roofing materials, plumbing and electrical equipment, was sufficient to offset moderate price increases in other building materials. These increases occurred in the cement and brick components.

This levelling off process became even more apparent in the three months ending October. In this period only two items, namely cement and roofing materials, registered price increases, while the prices of all other building materials either remained stable or declined.

Wage Rates in the Construction Trades

The high level of construction activity together with strong seasonal demands for construction workers resulted in agreements for increased wage rates in the summer and fall months of 1952. At the end of October, 1952, the wage rate index for all construction workers, at 239, was nearly 8 per cent higher than at October, 1951, and 4.1 points higher than at July, 1952.

Rent, the Cost-of-Living and Wholesale Price Index

During 1952, the rental component of the cost-of-living index showed a slow upward trend. According to the November survey of rents, the index stood at 121.1 (1949=100), an increase of 3 per cent from November, 1951. This index makes no allowance for the higher rent levels payable on new rental accommodation, as this difference is mainly attributable to the better quality of new dwellings. A portion of this difference, however, may properly be considered a price increase⁽¹⁾ and an allowance for this factor is made in the rental component of the new consumers price index. The latter rent index increased at the same rate in the twelve month period, rising to 122.3 at November, 1952.

The cost of living index continued to decline slowly in 1952 and at the end of November stood at 182.1 (1939=100), 3.4 per cent below the index one year earlier. The consumer price index, which measures changes in a larger and more representative group of consumers goods and services, declined more slowly. By the end of November the consumers price index, at 116.0 (1949=100), had fallen 1.6 per cent from one year earlier.

The index of wholesale prices of all commodities, comprising 296 items, stood at 222.8 at October, 1952, the lowest point recorded since October, 1950.

SECTION 8.—BUILDING INDUSTRY

(See Tables 69-70)

Bankruptcies in the Construction Industry, Building Material Industries and All Industries

As activity in the construction sector of the economy increased in the second and third quarters of the year, bankruptcies in the construction industry

⁽¹⁾For explanatory note see p. 122.

fell off. Only 17 bankruptcies occurred in the industry during the third quarter of 1952 compared with 24 in the third quarter of 1951. Liabilities involved in these failures increased from an average of \$21,900 to \$28,200 in the corresponding periods.

In the building materials industries the picture was less favourable with 32 failures reported compared with 16 in the first three quarters of 1951. Defaulted liabilities dropped from an average of \$75,000 in the 1951 period to \$36,000 in 1952, indicating a greater incidence of smaller firms involved.

Bankruptcies in all industries increased 9 per cent to 1,089 in the nine month period. The average liabilities of firms involved dropped from \$22,300 in the 1951 period to \$15,100 in 1952.

Common Stock Prices

Continued confidence in the earning power of building materials producers was apparent from the index of stock prices of sixteen building material companies in 1952. This index averaged 288 in the first ten months of the year, 5 per cent higher than the comparable average in 1951. An increase of 4 per cent was established in the average stock price of 82 industrial companies. In both cases however a downward trend in market values developed in 1952, reversing the rising trend of the previous year. This gradual decline was most evident in industrial stock prices.

PART II
TABULAR MATERIAL*

*Sources of tables shown in Part II together with explanatory notes will be found in **Part III**.

SECTION 1
POPULATION TRENDS

TABLE 1.—NET FAMILY FORMATION, CANADA, 1945 — SEPTEMBER, 1952.
(In Thousands)

Period	Marriages	Deaths to Married Persons	Divorces ⁽¹⁾	Net Migration of Married Females	Net Family Formation ⁽²⁾
1945	108.0	48.6	5.1	+ 5.0	59.3
1946	134.1	48.6	7.7	+29.7	107.5
1947	127.3	49.9	8.2	+ 6.2	75.4
1948	123.3	51.5	6.9	+18.0	83.0
1949	123.9	53.0	5.9	+12.1	77.1
1950					
1st Quarter	14.9	14.2	—	+ 1.8	1.2
2nd Quarter	33.6	13.7	—	+ 2.6	21.2
3rd Quarter	44.8	12.6	—	+ .8	31.7
4th Quarter	31.4	13.4	—	+ 1.6	15.1
Total, 1950	124.7	53.9	5.2	+ 6.8	69.2
1951					
1st Quarter	17.0	14.7	—	+ 3.5	4.5
2nd Quarter	32.0	13.5	—	+ 8.1	25.3
3rd Quarter	45.0	12.3	—	+ 6.5	37.9
4th Quarter	34.1	14.3	—	+ 9.6	28.1
Total, 1951	128.1	54.8	5.2	+27.7	95.8
1952					
1st Quarter	16.8	13.2 ⁽³⁾	—	+ 5.8 ⁽⁴⁾	8.1 ⁽⁴⁾
2nd Quarter	30.7	13.4 ⁽³⁾	—	+ 7.7 ⁽⁴⁾	23.7 ⁽⁴⁾
3rd Quarter	45.9	13.1 ⁽³⁾	—	+ 3.8 ⁽³⁾	35.3

(1) Quarterly data not available.

(2) Quarterly estimates include an allowance for divorces.

(3) Estimated.

(4) Revised.

TABLE 2.— NUMBER OF BIRTHS BY SEQUENCE OF ARRIVAL,
CANADA, 1945 — SEPTEMBER, 1952.

Period	Sequence of Child								
	First		Second		Third		Fourth and Over		Total ⁽¹⁾
	Number	Per cent of Total	Number	Per cent of Total	Number	Per cent of Total	Number	Per cent of Total	Number
1945	79,688	28.9	67,037	24.3	42,406	15.4	86,662	31.4	275,793
1946	98,310	31.0	78,758	24.8	48,185	15.2	91,884	29.0	317,137
1947	113,536	33.0	85,651	24.9	51,730	15.0	93,639	27.1	344,556
1948	98,452	29.6	86,366	26.0	52,938	15.9	94,626	28.5	332,382
1949	97,836	27.8	93,633	26.6	58,848	16.7	101,426	28.9	351,743
1950	96,139	26.9	93,884	26.2	62,142	17.4	105,698	29.5	357,864
1951 ⁽²⁾									
1st Quarter	23,062	26.9	22,462	26.2	14,919	17.4	25,291	29.5	85,734
2nd Quarter	26,266	26.9	25,582	26.2	16,990	17.4	28,805	29.5	97,643
3rd Quarter	25,015	26.9	24,364	26.2	16,181	17.4	27,433	29.5	92,993
4th Quarter	24,787	26.9	24,142	26.2	16,033	17.4	27,183	29.5	92,145
Total, 1951	99,130	26.9	96,550	26.2	64,123	17.4	108,712	29.5	368,515
1952 ⁽²⁾									
1st Quarter	23,593	26.9	22,979	26.2	15,262	17.4	25,874	29.5	87,708
2nd Quarter	26,529	26.9	25,839	26.2	17,160	17.4	29,093	29.5	98,621
3rd Quarter	27,096	26.9	26,391	26.2	17,527	17.4	29,715	29.5	100,729

(1) For difference between data shown on Table 2 and those shown in Table 3 see p. 111.

(2) Preliminary.

TABLE 3.—NUMBER OF BIRTHS, DEATHS, MARRIAGES AND TOTAL POPULATION,
CANADA, ⁽¹⁾ 1945 — SEPTEMBER, 1952.

Period	Births	Deaths	Marriages	Population ⁽²⁾ (000)
1945.....	288,730	113,414	108,031	12,055
1946.....	330,732	114,931	134,088	12,268
1947.....	359,094	117,725	127,311	12,527
1948.....	347,307	119,384	123,314	12,799
1949.....	366,139	124,047	123,877	13,423
1950				
1st Quarter.....	88,682	32,941	14,933	13,688
2nd Quarter.....	96,734	31,685	33,549	
3rd Quarter.....	96,922	28,632	44,843	
4th Quarter.....	88,240	30,391	31,408	
Total, 1950.....	370,578	123,649	124,733	—
1951 ⁽³⁾				
1st Quarter.....	88,267	34,358	17,038	13,984
2nd Quarter.....	100,535	31,297	32,016	
3rd Quarter.....	95,755	27,945	45,002	
4th Quarter.....	94,855	32,401	34,067	
Total, 1951.....	379,412	126,001	128,123	—
1952 ⁽³⁾				
January.....	29,612	11,088	5,054	—
February.....	28,887	9,746	6,481	
March.....	31,922	10,092	5,217	
1st Quarter.....	90,421	30,926	16,752	
April.....	34,418	11,074	7,118	14,405
May.....	32,210	10,797	8,883	
June.....	34,909	9,302	14,707	
2nd Quarter.....	101,537	31,173	30,708	
July.....	34,905	10,796	16,612	—
August.....	33,280	9,459	14,200	
September.....	35,522	10,332	15,047	
3rd Quarter.....	103,707	30,587	45,859	

(1) Excluding Yukon and Northwest Territories throughout and Newfoundland for the period 1945-1948.

(2) Monthly data not available.

(3) Preliminary.

TABLE 4.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1945—SEPTEMBER, 1952.

Period	Males			Females			18 Years and Over			Under 18 Years			Total
	Married	Single	Sub-total	Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total	
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,259	11,620	15,879	3,442	3,401	6,843	22,722
1946	6,694	13,799	20,493	36,457	14,779	51,236	9,934	40,818	50,752	10,559	10,408	20,967	71,719
1947	13,799	19,636	33,435	13,162	17,530	30,692	27,281	24,787	52,068	6,154	5,905	12,059	64,127
1948	25,843	41,247	67,090	24,676	33,638	58,324	52,986	45,191	98,177	14,104	13,133	27,237	125,414
1949	22,271	28,862	51,133	20,406	23,653	44,059	39,415	33,266	72,681	11,718	10,793	22,511	95,192
1950	16,026	24,943	40,969	15,221	17,690	32,911	30,684	24,163	54,847	10,285	8,748	19,033	73,880
1951													
1st Quarter	6,199	9,201	15,400	5,156	5,357	10,513	11,899	7,598	19,497	3,501	2,915	6,416	25,913
2nd Quarter	13,087	19,833	32,920	10,342	10,600	20,942	25,565	14,584	40,149	7,355	6,358	13,713	53,862
3rd Quarter	12,970	18,775	31,745	9,217	9,127	18,344	25,747	13,121	38,868	5,998	5,223	11,221	50,089
4th Quarter	15,789	24,288	40,077	12,309	12,112	24,421	32,585	17,931	50,516	7,492	6,490	13,982	64,498
Total, 1951	48,045	72,097	120,142	37,024	37,196	74,220	95,796	53,234	149,030	24,346	20,986	45,332	194,362
1952													
January	3,217	4,680	7,897	2,510	2,722	5,232	6,452	3,957	10,409	1,445	1,275	2,720	13,129
February	2,665	3,567	6,232	2,302	2,434	4,736	4,665	3,306	7,971	1,567	1,430	2,997	10,968
March	4,622	6,569	11,191	3,803	3,646	7,449	8,750	5,306	14,056	2,441	2,143	4,584	18,640
1st Quarter	10,504	14,816	25,320	8,615	8,802	17,417	19,867	12,569	32,436	5,453	4,848	10,301	42,737
April	4,924	6,726	11,650	3,878	3,963	7,841	9,091	5,554	14,645	2,559	2,287	4,846	19,491
May	4,736	6,938	11,674	3,942	4,229	8,171	8,816	5,639	14,455	2,848	2,537	5,385	19,840
June	3,409	5,369	8,778	3,470	3,717	7,187	6,394	5,028	11,422	2,384	2,159	4,543	15,965
2nd Quarter	13,069	19,033	32,102	11,290	11,909	23,199	24,301	16,221	40,522	7,791	6,983	14,774	55,296
July	3,254	5,513	8,767	3,704	4,201	7,905	6,109	5,522	11,631	2,658	2,383	5,041	16,672
August	2,108	3,844	5,952	2,360	2,967	5,327	4,307	3,935	8,242	1,645	1,392	3,037	11,279
September	1,815	2,786	4,601	2,180	2,479	4,659	3,183	3,373	6,556	1,418	1,286	2,704	9,260
3rd Quarter	7,177	12,143	19,320	8,244	9,647	17,891	13,599	12,830	26,429	5,721	5,061	10,782	37,211

TABLE 5.—NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY,
1945 — SEPTEMBER, 1952.

Period	United Kingdom		United States		Other Countries		Total	
	Immigration	Emigration	Immigration	Emigration	Immigration	Emigration	Immigration	Emigration
1945.....	14,600	5,100	6,400	15,800	1,700	1,600	22,700	22,500
1946.....	51,400	9,100	11,500	22,000	8,800	2,800	71,700	33,900
1947.....	38,800	7,900	9,400	24,100	15,900	3,000	64,100	35,000
1948.....	46,000	7,200	7,400	24,600	72,000	3,000	125,400	34,800
1949.....	22,200	7,600	7,600	23,400	65,300	3,100	95,100	34,100
1950.....	13,400	7,000	7,600	21,500	52,800	2,800	73,800	31,300
1951								
1st Quarter.....	4,300	1,700	1,600	9,900	20,000	1,100	25,900	12,700
2nd Quarter.....	9,800		2,100		42,000		53,900	
3rd Quarter.....	7,800	3,000	2,300	12,700	40,000	1,200	50,100	16,900
4th Quarter.....	9,200		1,700		53,600		64,500	
Total, 1951.....	31,100	4,700	7,700	22,600	155,600	2,300	194,400	29,600
1952								
1st Quarter.....	8,900	3,500	1,600	15,400	32,200	1,800 ⁽¹⁾	42,700	20,700 ⁽¹⁾
2nd Quarter.....	14,100		2,300		38,900		55,300	
3rd Quarter.....	9,800	— ⁽²⁾	3,000	— ⁽²⁾	24,400	— ⁽²⁾	37,200	— ⁽²⁾

(1) Estimated.

(2) Not yet available.

SECTION 2
HOUSE-BUILDING ACTIVITY

TABLE 6.—NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA⁽¹⁾, 1945 — OCTOBER, 1952.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽²⁾
<i>Dwellings in New Structures and Conversions⁽³⁾</i>			
1945	— ⁽⁴⁾	48,470	— ⁽⁴⁾
1946	— ⁽⁴⁾	67,194	— ⁽⁴⁾
1947	81,276	79,231	— ⁽⁴⁾
1948	95,340	81,243	— ⁽⁴⁾
1949	93,931	91,655	— ⁽⁴⁾
1950	95,270	91,754	— ⁽⁴⁾
1951	72,079	84,810	— ⁽⁴⁾
<i>Dwellings in New Structures</i>			
1945	— ⁽⁴⁾	42,488	— ⁽⁴⁾
1946	— ⁽⁴⁾	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949	90,509	88,233	59,503
1950	92,531	89,015	59,443
1951			
1st Quarter	9,801	19,521	49,294
2nd Quarter	28,664	19,173	58,615
3rd Quarter	19,122	19,111	58,382
4th Quarter	10,992	23,505	47,488
Total, 1951	68,579	81,310	—
1952			
January	1,705	5,017	44,161
February	2,008	4,442	37,312
March	3,555	3,607	37,259
1st Quarter	7,268	13,066	—
April	7,127	5,325	38,814
May	9,801	5,868	43,306
June	11,095	4,081	50,285
2nd Quarter	28,023	15,274	—
July	8,759	4,715	54,275
August	9,461	7,911	56,289
September	8,529	5,819	59,113
3rd Quarter	26,749	18,445	—
October	9,810	9,510	59,334

(1) Excluding Yukon and Northwest Territories for the period 1945-1951 and Newfoundland for the period 1945-48.
(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 112).

(3) Estimated.

(4) Not available.

TABLE 7.—DWELLINGS STARTED AND COMPLETED IN NEW STRUCTURES, ACTUAL AND SEASONALLY ADJUSTED ANNUAL RATES, BY QUARTER, CANADA, EXCLUDING NEWFOUNDLAND, 1948 — SEPTEMBER, 1952.

Period	Actual		Annual Rates Seasonally Adjusted	
	Starts	Completions	Starts	Completions
1948				
1st Quarter.....	6,678	11,569	60,521	56,916
2nd Quarter.....	33,090	18,959	89,231	82,099
3rd Quarter.....	31,348	19,710	99,086	76,652
4th Quarter.....	19,078	25,859	91,722	83,015
Total, 1948.....	90,194	76,097	—	—
1949				
1st Quarter.....	8,396	17,840	83,040	88,015
2nd Quarter.....	31,803	21,990	85,742	94,747
3rd Quarter.....	27,663	23,330	88,037	91,680
4th Quarter.....	21,647	24,535	103,476	79,156
Total, 1949.....	89,509	87,495	—	—
1950				
1st Quarter.....	8,854	17,791	86,415	88,066
2nd Quarter.....	32,906	17,805	88,007	77,328
3rd Quarter.....	28,649	22,912	91,548	89,755
4th Quarter.....	20,032	28,791	94,688	92,952
Total, 1950.....	90,441	87,299	—	—
1951				
1st Quarter.....	9,647	19,301	90,658	93,859
2nd Quarter.....	28,426	18,924	76,898	81,139
3rd Quarter.....	18,614	18,871	59,692	74,266
4th Quarter.....	10,791	23,273	50,812	75,609
Total, 1951.....	67,478	80,369	—	—
1952				
1st Quarter.....	7,219	12,869	68,289	62,957
2nd Quarter.....	27,508	15,059	73,805	64,987
3rd Quarter.....	26,089	23,174	83,376	91,487

TABLE 8.—NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS, CANADA, 1947 — NOVEMBER, 1952.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	45,824	13,586	59,410	12,628	2,225	14,853	72,038
1948	57,671	12,026	69,697	15,687	4,810	20,497	85,384
1949	58,370	9,743	68,113	17,565	4,831	22,396	85,678
1950	68,599	7,292	75,891	12,618	4,022	16,640	88,509
1951							
1st Quarter	8,041	391	8,432	1,269	100	1,369	9,701
2nd Quarter	19,788	2,088	21,876	4,872	1,916	6,788	26,748
3rd Quarter	11,788	2,243	14,031	3,685	1,406	5,091	17,716
4th Quarter	7,757	810	8,567	1,746	679	2,425	10,313
Total, 1951	47,374	5,532	52,906	11,572	4,101	15,673	64,478
1952							
January	1,310	201	1,511	122	72	194	1,633
February	1,668	64	1,732	203	73	276	1,935
March	3,043	202	3,245	289	21	310	3,534
1st Quarter	6,021	467	6,488	614	166	780	7,102
April	5,862	301	6,163	892	72	964	7,055
May	7,590	428	8,018	1,350	433	1,783	9,368
June	7,389	1,278	8,667	851	1,577	2,428	9,518
2nd Quarter	20,841	2,007	22,848	3,093	2,082	5,175	25,941
July	6,037 ⁽¹⁾	574	6,611	1,728	420	2,148	8,339
August	7,430 ⁽¹⁾	708	8,138	417	906	1,323	8,555
September	6,018	739	6,757	1,501	271	1,772	8,258
3rd Quarter	19,485	2,021	21,506	3,646	1,597	5,243	25,152
October	6,556	1,129	7,685	1,557	568	2,125	9,242
November	5,972 ⁽²⁾	— ⁽³⁾	— ⁽³⁾	— ⁽³⁾	— ⁽³⁾	— ⁽³⁾	— ⁽³⁾

(1) Revised.

(2) Preliminary.

(3) Not yet available.

TABLE 9.— NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS,
CANADA, 1947 — SEPTEMBER, 1952.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	44,452	7,304	51,756	16,091	4,371	20,462	67,847
1948	48,006	10,029	58,035	14,204	3,858	18,062	72,239
1949	60,262	8,611	68,873	14,133	5,227	19,360	83,006
1950	62,847	7,675	70,522	14,448	4,045	18,493	84,970
1951							
January	5,859	293	6,152	670	128	798	6,822
February	5,437	27	5,464	1,186	62	1,248	6,650
March	4,833	266	5,099	744	16	760	5,843
1st Quarter	16,129	586	16,715	2,600	206	2,806	19,315
April	4,806	292	5,098	541	49	590	5,639
May	5,169	111	5,280	1,248	348	1,596	6,528
June	5,157	234	5,391	1,077	141	1,218	6,468
2nd Quarter	15,132	637	15,769	2,866	538	3,404	18,635
July	3,842	300	4,142	635	149	784	4,777
August	4,881	401	5,282	1,219	682	1,901	6,501
September	4,810	198	5,008	1,415	579	1,994	6,423
3rd Quarter	13,533	899	14,432	3,269	1,410	4,679	17,701
October	6,173	401	6,574	1,182	408	1,590	7,756
November	5,846	787	6,633	1,401	808	2,209	8,034
December	4,354	910	5,264	936	299	1,235	6,200
4th Quarter	16,373	2,098	18,471	3,519	1,515	5,034	21,990
Total, 1951	61,167	4,220	65,387	12,254	3,669	15,923	77,641
1952							
January	3,804	456	4,260	619	138	757	4,879
February	3,796	146	3,942	452	48	500	4,394
March	3,058	230	3,288	292	27	319	3,580
1st Quarter	10,658	832	11,490	1,363	213	1,576	12,853
April	4,265	450	4,715	546	64	610	5,261
May	3,722	655	4,377	1,329	162	1,491	5,706
June	3,380	167	3,547	534	0	534	4,081
2nd Quarter	11,367	1,272	12,639	2,409	226	2,635	15,048
July	3,134	309	3,443	296	976	1,272	3,739
August	5,073	693	5,766	868	1,277	2,145	6,634
September	3,813	792	4,605	624	590	1,214	5,229
3rd Quarter	12,020	1,794	13,814	1,788	2,843	4,631	15,602

TABLE 10.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,
BY TYPE OF UNIT, CANADA, 1947 — SEPTEMBER, 1952.

Period	One Family	Two Family	Row Houses	Apart- ments	Other	Total
1947	58,778	5,310	608	3,694	3,828	72,218
1948	61,787	4,560	1,607	7,836	307	76,097
1949	68,966	7,309	485	11,050	423	88,233
1950	68,685	7,376	145	12,540	269	89,015
1951						
January	5,023	744	0	1,166	17	6,950
February	4,587	876	40	1,195	14	6,712
March	4,410	674	74	685	16	5,859
1st Quarter	14,020	2,294	114	3,046	47	19,521
April	4,064	572	82	953	17	5,688
May	5,103	662	76	1,021	14	6,876
June	5,260	538	50	703	58	6,609
2nd Quarter	14,427	1,772	208	2,677	89	19,173
July	3,675	524	34	659	34	4,926
August	5,318	770	59	1,000	36	7,183
September	5,213	628	80	1,044	37	7,002
3rd Quarter	14,206	1,922	173	2,703	107	19,111
October	6,161	574	24	1,400	5	8,164
November	6,986	476	7	1,370	3	8,842
December	4,566	530	59	1,344	0	6,499
4th Quarter	17,713	1,580	90	4,114	8	23,505
Total, 1951	60,366	7,568	585	12,540	251	81,310
1952						
January	4,239	300	0	478	0	5,017
February	3,273	316	0	853	0	4,442
March	2,522	338	0	747	0	3,607
1st Quarter	10,034	954	0	2,078	0	13,066
April	3,733	488	6	1,098	0	5,325
May	4,490	454	0	924	0	5,868
June	3,172	352	0	557	0	4,081
2nd Quarter	11,395	1,294	6	2,579	0	15,274
July	3,731	372	20	592	0	4,715
August	5,953	628	0	1,330	0	7,911
September	4,531	382	3	903	0	5,819
3rd Quarter	14,215	1,382	23	2,825	0	18,445

TABLE 11.— DISTRIBUTION OF NEW COMPLETED DWELLINGS UNSOLD, BY NUMBER OF MONTHS UNSOLD, AND AVERAGE NUMBER OF MONTHS UNSOLD, METROPOLITAN AREAS AND OTHER MAJOR CITIES,⁽¹⁾
CANADA, 1950 — SEPTEMBER, 1952.

Period	Number of Months Unsold								Total Number of New Completed Dwellings Unsold	Average Number of Months Unsold
	1-3		4-6		7-9		10-13			
	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent		
1950										
March	434	70	97	16	54	9	29	5	614	3.5
June	330	63	119	23	36	7	35	7	520	3.7
September	121	41	120	40	28	10	26	9	295	4.6
December	239	78	32	10	13	5	20	6	304	3.1
Annual Average	286	64	97	22	36	8	28	6	447	3.7
1951										
January	187	71	46	18	13	5	16	6	262	3.4
February	120	62	43	22	15	8	16	8	194	3.6
March	104	60	37	21	14	8	18	10	173	4.0
April	83	59	29	21	13	9	15	11	140	4.2
May	129	75	23	13	8	5	13	7	173	3.3
June	169	83	17	8	6	3	11	6	203	3.0
July	214	86	15	6	7	3	13	5	249	2.8
August	234	82	32	12	10	3	11	3	287	2.8
September	344	87	36	9	8	2	9	2	397	2.6
October	531	87	64	10	6	1	10	2	611	2.5
November	867	91	78	7	8	1	9	1	958	2.4
December	1,045	90	108	9	13	1	—	—	1,166	2.3
Annual Average	336	84	44	11	10	2	12	3	401	2.8
1952										
January	983	80	214	17	24	2	3	1	1,224	2.7
February	936	63	492	34	32	2	4	1	1,464	3.2
March	879	66	391	29	57	4	6	1	1,333	3.3
April	759	61	261	20	104	8	15	1	1,139	3.4
May	630	54	365	31	148	13	15	2	1,158	3.6
June	592	53	387	34	130	11	28	2	1,137	3.9
July	515	49	336	32	161	15	44	4	1,056	4.2
August	526	50	254	24	207	20	70	6	1,057	4.2
September	523	53	190	19	204	21	65	7	982	4.3

(1) For coverage see p. 112.

TABLE 12.—GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1945 — SEPTEMBER, 1952.
(Millions of Dollars)

Period	Gross Capital Formation				Capital Consumption			Net Capital Formation
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Deprecia- tion	Accidental Damages	Total	
1945.....	268.7	16.9	5.7	291.3	194.4	5.9	200.3	91.0
1946.....	390.2	21.8	8.1	420.1	210.6	6.0	216.6	203.5
1947.....	506.1	33.6	10.5	550.2	241.1	5.6	246.7	303.5
1948.....	628.7	39.0	13.2	680.9	285.5	6.8	292.3	388.6
1949.....	726.8	48.2	16.3	791.3	313.2	7.8	321.0	470.3
1950.....	782.7	60.6	17.8	861.1	340.5	8.7	349.2	511.9
1951 ⁽¹⁾								
1st Quarter.....	158.8	14.5	3.5	176.8	100.8	2.7	103.5	73.3
2nd Quarter.....	212.3	19.4	4.9	236.6	102.9	2.8	105.7	130.9
3rd Quarter.....	200.3	18.3	4.6	223.2	104.5	2.9	107.4	115.8
4th Quarter.....	181.4	16.6	4.1	202.1	105.0	2.9	107.9	94.2
Total, 1951.....	752.8	68.8	17.1	838.7	413.2	11.3	424.5	414.2
1952								
1st Quarter ⁽¹⁾	116.5	10.6	2.6	129.7	110.4	3.0	113.4	16.3
2nd Quarter ⁽¹⁾	191.9	17.5	4.4	213.8	108.3	3.0	111.3	102.5
3rd Quarter.....	226.2	20.7	5.2	252.1	107.9	3.0	110.9	141.2

(1) Revised.

TABLE 13.— VOLUME OF GROSS AND NET RESIDENTIAL CAPITAL FORMATION VALUED IN 1939 DOLLARS, CANADA, 1945 — SEPTEMBER, 1952.
(Millions of Dollars)

Period	Gross Capital Formation				Capital Consumption			Net Capital Formation
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Deprecia- tion	Accidental Damages	Total	
1945.....	179.1	11.3	3.8	194.2	127.3	3.9	131.2	63.0
1946.....	242.6	13.5	5.1	261.2	129.2	3.7	132.9	128.3
1947.....	281.2	17.7	5.7	304.6	129.3	2.9	132.2	172.4
1948.....	309.5	25.3	6.8	341.6	136.9	4.6	141.5	200.1
1949.....	334.3	26.3	7.5	368.1	146.2	3.8	150.0	218.1
1950.....	337.7	29.4	7.7	374.8	151.6	5.5	157.1	217.7
1951 ⁽¹⁾								
1st Quarter.....	63.9	5.8	1.4	71.1	38.7	1.0	39.7	31.4
2nd Quarter.....	81.9	7.4	1.9	91.2	38.8	1.0	39.8	51.4
3rd Quarter.....	75.2	6.9	1.8	83.9	39.2	1.1	40.3	43.6
4th Quarter.....	68.3	6.1	1.5	75.9	39.3	1.1	40.4	35.5
Total, 1951.....	289.3	26.2	6.6	322.1	156.0	4.2	160.2	161.9
1952								
1st Quarter ⁽¹⁾	43.7	4.0	1.0	48.7	39.5	1.0	40.5	8.2
2nd Quarter ⁽¹⁾	72.5	6.5	1.7	80.7	39.5	1.0	40.5	40.2
3rd Quarter.....	83.7	7.7	2.0	93.4	39.5	1.1	40.6	52.8

(1) Revised.

TABLE 14.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,
RESIDENTIAL AND OTHER CONSTRUCTION, AND GROSS NATIONAL EXPENDITURE, CANADA,
1945 — SEPTEMBER, 1952.
(Millions of Dollars)

Period	New Construction			Repair and Maintenance			Total		Gross National Expenditure
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other	
1945.....	285.6	421.0	706.6	96.3	401.7	498.0	381.9	822.7	1,204.6
1946.....	412.0	661.7	1,073.7	105.3	427.7	533.0	517.3	1,089.4	1,066.7
1947.....	539.7	884.0	1,423.7	130.8	461.2	592.0	670.5	1,345.2	2,015.7
1948.....	667.7	1,208.4	1,876.1	161.9	532.1	694.0	829.6	1,740.5	2,570.1
1949.....	775.0	1,348.7	2,123.7	176.0	555.8	731.8	951.2	1,904.5	2,855.7
1950.....	843.3	1,520.4	2,363.7	191.0	575.0	766.0	1,034.3	2,095.4	3,129.7
1951									
1st Quarter.....	173.3 ⁽²⁾	302.5	475.8 ⁽²⁾	40.9	94.6	135.5	214.2 ⁽²⁾	397.1	611.3 ⁽²⁾
2nd Quarter.....	231.7 ⁽²⁾	465.0	696.7 ⁽²⁾	48.9	172.4	221.3	280.6 ⁽²⁾	637.4	918.0 ⁽²⁾
3rd Quarter.....	218.6 ⁽²⁾	572.2	790.8 ⁽²⁾	67.2	213.9	281.1	285.8 ⁽²⁾	786.1	1,071.9 ⁽²⁾
4th Quarter.....	198.0 ⁽²⁾	508.5	706.5 ⁽²⁾	64.0	189.1	253.1	262.0 ⁽²⁾	697.6	959.6 ⁽²⁾
Total, 1951.....	821.6 ⁽²⁾	1,848.2	2,669.8 ⁽²⁾	221.0	670.0	891.0	1,042.6 ⁽²⁾	2,518.2	3,560.8 ⁽²⁾
1952 ⁽¹⁾									
1st Quarter.....	127.1 ⁽²⁾	374.4	501.5 ⁽²⁾	45.0	109.9	154.9	172.1 ⁽²⁾	484.3	656.4 ⁽²⁾
2nd Quarter.....	209.4 ⁽²⁾	551.9	761.3 ⁽²⁾	51.8	197.5	249.3	261.2 ⁽²⁾	749.4	1,010.6 ⁽²⁾
3rd Quarter.....	246.9	638.0	884.9	51.1	230.6	281.7	298.0	868.6	1,166.6

(1) Preliminary.
(2) Revised.

TABLE 15.—NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — SEPTEMBER, 1952.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Dwellings		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Dwellings	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948	276.3	23.1	299.5	6,473	44,838	51,311
1949	328.4	26.3	354.7	9,895	45,395	55,290
1950	388.5	34.4	422.9	11,310	48,963	60,273
1951						
1st Quarter	61.6	4.6	66.2	1,618	7,107	8,725
2nd Quarter	122.2	11.8	134.0	2,609	14,633	17,242
3rd Quarter	73.5	10.1	83.6	1,874	8,913	10,787
4th Quarter	49.3	6.4	55.7	1,368	6,282	7,650
Total, 1951	306.6	32.9	339.5	7,469	36,935	44,404
1952						
January	8.2	1.0	9.2	297	975	1,272
February	14.2	1.4	15.6	493	1,625	2,118
March	23.3	1.8	25.1	709	2,533	3,242
1st Quarter	45.7	4.2	49.9	1,499	5,133	6,632
April	46.9	3.6	50.5	1,238	5,249	6,487
May	53.7	4.5	58.2	1,755	5,962	7,717
June	47.4	3.7	51.1	1,896	4,720	6,616
2nd Quarter	148.0	11.8	159.8	4,889	15,931	20,820
July	38.1	3.8	41.9	1,026	4,767	5,793
August	37.4	3.5	40.9	1,411	3,944	5,355
September	39.8	4.0	43.8	1,136	4,435	5,571
3rd Quarter	115.3	11.3	126.6	3,573	13,146	16,719

TABLE 16.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,
CANADA, 1945 — NOVEMBER, 1952.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Dwellings		
	Apartments	All Other Residential Dwellings	Total	Apartments ⁽¹⁾	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	185.0	197.2	1,743	36,458	38,201
1948	30.1	342.9	373.1	3,730	62,500	66,230
1949	69.5	394.9	464.4	8,165	64,247	72,412
1950	59.3	482.4	541.7	6,550	71,173	77,723
1951						
1st Quarter	10.5	62.5	73.0	1,065	8,611	9,676
2nd Quarter	22.6	129.4	152.0	2,211	17,596	19,807
3rd Quarter	9.1	99.8	108.9	864	15,391	16,255
4th Quarter	13.6	89.7	103.3	1,285	11,956	13,241
Total, 1951	55.8	381.4	437.2	5,425	53,554	58,979
1952						
January	5.2	14.8	20.0	489	1,861	2,350
February	4.3	13.4	17.7	409	1,622	2,031
March	6.9	23.3	30.2	650	3,158	3,808
1st Quarter	16.4	51.5	67.9	1,548	6,641	8,189
April	8.4	34.5	42.9	792	3,199	3,991
May	7.4	35.2	42.6	694	4,073	4,767
June	7.4	53.5	60.9	682	6,570	7,252
2nd Quarter	23.2	123.2	146.4	2,168	13,842	16,010
July	14.1	50.6	64.7	1,297	5,532	6,829
August	5.6	35.7	41.3	521	4,805	5,326
September	11.0	31.3	42.3	1,016	3,962	4,978
3rd Quarter	30.7	117.6	148.3	2,834	14,299	17,133
October	12.0	39.6	51.6	1,123	5,487	6,610
November	9.1	51.0	60.1	851	6,035	6,886

(1) Estimated.

SECTION 3

PUBLICLY-ASSISTED HOUSE BUILDING

TABLE 17.—NUMBER OF DWELLINGS IN NEW STRUCTURES STARTED, PUBLICLY-INITIATED, AND PRIVATELY-INITIATED, WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — SEPTEMBER, 1952.

Period	Publicly- Initiated Housing	Privately-Initiated Housing						Total Publicly Assisted Housing ⁽²⁾	Total Housing
		With Government Financial Assistance			Without Government Financial Assistance	Total Privately- Initiated Housing			
		Guarantees		Sub-total ⁽¹⁾					
		Loans							
1947	7,190	12,963	387	13,533	53,540	67,073	20,723	74,263	
1948	10,006	17,363	1,528	19,029	61,159	80,188	29,035	90,194	
1949	7,874	23,597	3,634	27,297	55,338	82,635	35,171	90,509	
1950	4,599	37,935	1,818	39,872 ⁽³⁾	48,060	87,932	44,471	92,531	
1951									
1st Quarter	351	4,891	316	5,207	4,243	9,450	5,558	9,801	
2nd Quarter	773	9,063	239	9,312 ⁽³⁾	18,579	27,891 ⁽³⁾	10,085 ⁽³⁾	28,664	
3rd Quarter	870	6,583	180	6,763	11,489	18,252	7,633	19,122	
4th Quarter	638	2,355	96	2,451	7,903	10,354	3,089	10,992	
Total, 1951	2,632	22,892	831	23,733 ⁽³⁾	42,214	65,947 ⁽³⁾	26,365 ⁽³⁾	68,579	
1952									
1st Quarter	547	2,811	91	2,902	3,819	6,721	3,449	7,268	
2nd Quarter	1,391	6,227	464 ⁽³⁾	6,691 ⁽³⁾	19,941 ⁽³⁾	26,632	8,082 ⁽³⁾	28,023	
3rd Quarter	1,307	8,993	338	9,331	16,111	25,442	10,638	26,749	

(1) Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.

(2) For the period 1947 — 1952 includes direct Government housing and privately-initiated housing with Government financial assistance.

(3) Revised.

Amount of Loans (\$000)

Period	Number of Loans ⁽²⁾	Number of Dwellings ⁽²⁾	Joint Loans	Direct Loans	Total
1945 ⁽³⁾	5,142	5,695	23,832	0	23,832
1946.....	8,492	13,042	43,280	18,355	61,635
1947.....	10,549	12,734	60,576	1,133	61,709
1948.....	16,913	20,730	106,696	1,708	108,404
1949.....	19,627	29,036	122,737	38,792	161,529
1950.....	36,358	45,332	280,065	25,712	305,777
1951					
1st Quarter.....	5,954	7,952	47,677	5,551	53,228
2nd Quarter.....	6,420	7,791	49,802	1,515	51,317
3rd Quarter ⁽⁴⁾	3,240	4,287	25,856	1,772	27,628
4th Quarter.....	2,290	2,972	17,700	2,546	20,246
Total, 1951 ⁽⁴⁾	17,904	23,002	141,035	11,384	152,419
1952					
January.....	1,325	1,759	12,785	289	13,074
February.....	1,314	1,775	10,780	1,829	12,609
March.....	1,733	2,427	15,379	2,455	17,834
1st Quarter.....	4,372	5,961	38,944	4,573	43,517
April.....	2,085	3,506	18,219	5,747	23,966
May.....	2,946	4,271	25,536	5,357	30,893
June.....	2,598 ⁽⁴⁾	3,315 ⁽⁴⁾	23,507	1,232	24,739 ⁽⁴⁾
2nd Quarter.....	7,629 ⁽⁴⁾	11,092 ⁽⁴⁾	67,262	12,336 ⁽⁴⁾	79,598 ⁽⁴⁾
July ⁽⁴⁾	2,786	3,692	23,671	4,190	27,861
August ⁽⁴⁾	2,506	3,950	23,962	4,581	28,543
September.....	1,963	2,627	14,364	5,041	19,405
3rd Quarter.....	7,255	10,269	61,997	13,812	75,809
October ⁽⁵⁾	2,602	3,717	21,111	5,717	26,828
November ⁽⁵⁾	1,632	2,387	14,761	2,163	16,924
Total, February 1, 1945 — November, 1952.....	138,475	182,997	982,296	135,685	1,117,981

(1) For information on operations under The Dominion Housing Act, 1935, and The National Housing Act, 1938, see *Housing in Canada*, October, 1946, p. 29. Data for 3rd Quarter 1951, and subsequent periods include housing loans under the special provisions for defence worker and for non-defence worker houses built with agreed end sales price.

(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(3) Covers period February 1 to December 31.

(4) Revised.

(5) Preliminary.

TABLE 19.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
NUMBER AND AMOUNT OF LOANS APPROVED FOR NON-DEFENCE WORKER
HOUSES BUILT WITH AGREED SALE OR CONTRACT PRICE, AND NUMBER OF
DWELLINGS FINANCED, CANADA, OCTOBER, 1951 — NOVEMBER, 1952.

Period	Number of Loans ⁽¹⁾	Number of Dwellings ⁽¹⁾	Amount of Loans ⁽¹⁾ (\$000)
1951			
October.....	—	—	—
November.....	46	56	402
December.....	498	505	4,029
Total 1951.....	544	561	4,431
1952			
January.....	1,021	1,052	8,717
February.....	864	888	7,113
March.....	1,263	1,276	10,573
1st Quarter.....	3,148	3,216	26,403
April.....	1,436	1,448	11,926
May.....	2,167	2,186	17,986
June.....	2,082	2,143	17,718
2nd Quarter.....	5,685	5,777	47,630
July ⁽²⁾	2,147	2,191	18,454
August ⁽²⁾	9,819	1,838	15,588
September.....	1,354	1,382	11,363
3rd Quarter.....	13,320	5,411	45,405
October ⁽³⁾	1,766	1,788	15,016
November ⁽³⁾	1,685	1,705	14,546
Total Gross Loans, October, 1951 — November, 1952.....	26,148	18,458	153,431

(1) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(2) Revised.

(3) Preliminary.

TABLE 20.- LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, FIRST NINE MONTHS, 1951 AND 1952.

Type of Loan	First Nine Months, 1951					First Nine Months, 1952				
	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Average Loan per Dwelling \$		Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Average Loan per Dwelling \$	
<i>Housing for Home Ownership:</i>										
Defence worker housing	—	—	—	—		33	33	260	7,865	
Loans to home owners	—	—	—	—		956	956	8,694	9,094	
Loans to builders for sale										
Non-defence worker housing	4,058	4,167	28,038	6,729		4,519	4,603	34,331	7,442	
Loans to home owners	53	53	367	6,921		—	—	—	—	
Loans to builders for sale	11,181	11,658	80,637	6,917		13,340	13,708	112,092	8,177	
Integrated housing										
Other										
Defence and non-defence Worker housing										
Loans to home owners	4,058	4,167	28,038	6,729		4,552	4,636	34,591	7,445	
Loans to builders for sale	11,234	11,711	81,004	6,917		14,296	14,664	120,786	8,237	
Sub-total	15,292	15,878	109,042	6,887		18,848	19,300	155,377	8,046	
<i>Housing for Rental Purposes:</i>										
Rental insurance										
Defence worker housing	—	—	—	—		5	780	4,967	6,368	
Non-defence worker housing	28	1,213	7,640	6,298		35	2,273	13,266	5,836	
Non-defence worker housing	291	2,859	15,111	5,285		357	4,606	24,012	5,213	
Loans to individuals										
Primary industries	3	80	380	4,750		5	363	2,256	6,214	
Limited Dividend Corporation										
Sub-total	322	4,152	23,131	5,571		402	8,022	44,501	5,547	
Total Gross Loans	15,614	20,030	132,173	6,599		19,250	27,322	199,878	7,313	

TABLE 21.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, (1)
ANALYSIS OF GROSS LOANS APPROVED, SHOWING NUMBER AND AMOUNT OF LOANS, NUMBER OF DWELLINGS, AVERAGE ESTIMATED COST,
LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA,
FIRST NINE MONTHS, 1951 AND 1952.

Type of Dwelling	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Average Estimated Costs					Average			
				Land \$	Con-struction \$	Other \$	Total \$	Lending Value \$	Loan \$	Finished Floor Area (Sq. Ft.)	Con-struction Cost per Sq. Ft. \$	
1951												
Single 1-Storey Finished	8,414	8,414	56,950	1,020	9,371	318	10,709	8,466	\$	\$	1,030	9.10
Single 1½-Storey: Unfinished	2,779	2,779	20,290	1,094	9,631	336	11,061	9,004			1,236	7.79
Single 2-Storey	1,262	1,262	8,186	8,860	8,584	256	9,700	7,982			850 ⁽²⁾	6.54
Semi-Detached	1,680	1,680	13,131	1,197	11,032	423	12,652	9,987			1,364	8.08
Duplex	596	612	4,469	996	9,625	384	11,005	9,120			1,231	7.82
Triplex	186	372	1,844	601	7,485	256	8,342	6,228			1,076	6.95
Double Duplex	32	96	436	681	7,458	333	8,472	5,834			1,018	7.32
Row House	451	914	4,996	780	7,895	320	8,995	6,885			1,095	7.21
Apartment	198	3,658	881	437	7,107	252	7,796	6,635			1,003	7.08
Total	15,611	19,950	131,793	921	8,926	373	10,220	8,243			1,058	8.00
1952												
Single 1-Storey Finished	12,105	12,105	96,626	1,176	9,613	368	11,157	10,496			1,027	9.35
Single 1½-Storey: Unfinished	3,203	3,203	27,183	1,179	9,804	439	11,422	10,394			1,210	8.10
Single 2-Storey	1,218	1,218	9,393	1,068	8,944	293	10,305	9,896			7,712	8.81
Semi-Detached	1,397	1,397	12,567	1,194	11,179	464	12,837	12,037			1,333	8.42
Duplex	506	526	4,543	1,177	10,306	499	11,982	11,251			1,189	8.66
Triplex	149	298	1,591	777	7,875	310	8,962	7,419			1,070	7.35
Double Duplex	41	123	600	837	7,720	308	8,864	6,179			1,032	7.48
Row House	278	620	3,635	739	7,601	296	8,636	7,719			1,043	7.29
Apartment	41	98	605	625	8,706	307	9,638	8,173			1,051	8.29
Total	307	7,371	40,779	548	6,772	537	7,857	6,269			899	7.53
	19,245	26,959	197,622	983	8,846	424	10,253	9,270			1,026	8.44

(1) Excluding loan approvals under Sections 9 and 9a.

(2) Total floor area including unfinished portion averaged 1,313 sq. ft. in 1951 and 1,314 sq. ft. in 1952.

TABLE 22.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946 — SEPTEMBER, 1952.

Period	Number of Loans	Number of New Dwellings	Amount \$	Average Loan per New Dwelling \$
1946	25	48	76,315	1,590
1947	11	16	30,775	1,923
1948	3	4	7,000	1,750
1949	0	—	—	—
1950	1	2	5,000	2,500
1951	0	—	—	—
1952				
1st Quarter	1	1	3,000	3,000
2nd Quarter	1	1	3,000	3,000
3rd Quarter	0	—	—	—
Total, April, 1946 — September, 1952	42	72	125,090	1,737

TABLE 23.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS AND TOTAL ESTIMATED COST, APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948 — SEPTEMBER, 1952.

Period	With Loans Under The N.H.A.			With Conventional Loans			Total		
	Number of Projects	Number of Units	Estimated Cost (\$000)	Number of Projects	Number of Units	Estimated Cost (\$000)	Number of Projects	Number of Units	Estimated Cost (\$000)
1948	1	50	303	35	1,938	14,182	36	1,988	14,485
1949	58	6,158	41,443	60	1,562	12,425	118	7,720	53,868
1950	33	3,337	24,037	21	974	7,787	54	4,311	31,824
1951									
1st Quarter	6	133	1,089	3	174	1,497	9	307	2,586
2nd Quarter	4	296	2,917	—	—	—	4	296	2,917
3rd Quarter	—	4	37	—	—	—	—	4	37
4th Quarter	—	—96	—666	1	238	1,838	1	142	1,171
Total, 1951	10	337	3,377	4	412	3,334	14	749	6,711
1952									
January	1	40	325	—	—	—	1	40	325
February	1	55	441	—	44	353	1	99	794
March	3	348	2,790	—	—	—	3	348	2,790
1st Quarter	5	443	3,556	—	44	353	5	487	3,909
April	4	330	2,487	1	30	230	5	360	2,717
May	5	530	4,421 ⁽¹⁾	1	16	113	6	546	4,534 ⁽¹⁾
June	11 ⁽¹⁾	709 ⁽¹⁾	5,898 ⁽¹⁾	—1 ⁽¹⁾	—30 ⁽¹⁾	—223 ⁽¹⁾	10	679	5,675 ⁽¹⁾
2nd Quarter	20 ⁽¹⁾	1,569 ⁽¹⁾	12,806 ⁽¹⁾	1 ⁽¹⁾	16 ⁽¹⁾	120 ⁽¹⁾	21	1,585	12,926 ⁽¹⁾
July	7	380	4,080	1	32	221	8	412	4,301
August	4	287	2,104	1	24	166	5	311	2,270
September	—	54	446	2	82	666	2	136	1,112
3rd Quarter	11	721	6,630	4	138	1,053	15	859	7,683
Total, July, 1948 — September, 1952	138	12,615	92,152	125	5,084	39,254	263	17,699	131,406

(1) Revised.

TABLE 24.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, 1948 — SEPTEMBER, 1952.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948	3.9	878	7,266	80.93
1949	4.1	904	7,101	70.55
1950	4.1	902	7,018	67.81
1951				
January	3.6	872	7,992	77.67
February	3.5	895	8,297	80.92
March	3.6	913	8,192	79.00
1st Quarter	3.6	886	8,145	79.22
April	3.8	863	8,568	80.81
May	—	—	—	—
June	3.6	896	10,692	89.76
2nd Quarter	3.7	879	9,571	85.03
July	—	—	—	—
August	—	—	—	—
September	—	—	—	—
3rd Quarter	—	—	—	—
October	3.7	825	7,720	76.94
November	—	—	—	—
December	—	—	—	—
4th Quarter	3.7	825	7,720	76.94
Annual Average	3.6	868	8,558	80.76
1952				
January	3.9	1,011	8,134	89.50
February	3.5	898	8,023	80.50
March	4.2	929	8,003	81.75
1st Quarter	4.1	929	8,012	82.00
April	4.1	941	7,548	69.50
May	4.8	1,052	8,487	89.08
June	3.9	882	8,309	86.34
2nd Quarter	4.2	946	8,142	82.77
July	3.8	946	7,731	77.54
August	3.7	899	7,270	75.20
September	5.0	865	8,022	75.87
3rd Quarter	4.0	919	7,557	76.40
Average, July, 1948— September, 1952	4.0	903	7,240	73.35

TABLE 25.—FEDERAL-PROVINCIAL HOUSING OPERATIONS UNDER SECTION 35 OF THE
NATIONAL HOUSING ACT, 1944, CANADA,
1950 — SEPTEMBER, 1952.

Period	Number of Projects for Which Contracts Awarded	Number of Dwellings			
		For Which Contracts Awarded	Started	Completed	Under Construction (at End of Period)
1950	1	140	140	—	140
1951					
1st Quarter	—	—	—	8	132
2nd Quarter	1	88	4	76	60
3rd Quarter	—	—	84	56	88
4th Quarter	2	355	103	—	191
Total, 1951	3	443	191	140	—
1952					
January	—	—	52	—	243
February	—	—	45	12	276
March	—	—	26	28	274
1st Quarter	—	—	123	40	—
April	1	162	18	28	264
May	4	215	53	20	297
June	—	—	237	17	517
2nd Quarter	5	377	308	65	—
July	4	270	135	26	626
August	—	—	169	40	755
September	7	507	256	60	951
3rd Quarter	11	777	560	126	—
Total, 1950 — September, 1952	20	1,737	1,322	371	—

TABLE 26. — FEDERAL-PROVINCIAL LAND ASSEMBLY OPERATIONS UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1950 — SEPTEMBER, 1952.

Period	Progress of Land Assembly Projects							
	Started ⁽¹⁾		Improvements Completed				Under Construction (At End of Period)	
	Number of Projects	Number of Lots	Number of Projects	Number of Lots			Number of Projects	Number of Lots
				Completed	Sold ⁽²⁾	Unsold (At End of Period)		
1950								
1st Quarter	0	—	—	—	—	—	—	—
2nd Quarter	0	—	—	—	—	—	—	—
3rd Quarter	1	819	—	—	—	—	1	819
4th Quarter	3	1,263	—	—	—	—	4	2,082
Total, 1950	4	2,082	—	—	—	—	—	—
1951								
1st Quarter	0	—	—	—	—	—	4	2,082
2nd Quarter	0	—	—	325	—	—	4	1,757
3rd Quarter	0	—	—	135	77	383	4	1,622
4th Quarter	0	—	—	—	98	285	4	1,622
Total, 1951	0	—	—	460	175	—	—	—
1952								
1st Quarter	2	809	—	60	52	293	6	2,431
2nd Quarter	0	—	—	84	113	180	6	2,318
3rd Quarter	1	62	—	925	182	789	7	1,455

(1) Includes Ottawa, Windsor, St. Thomas and London, Ontario, for 1950 and St. John's, Newfoundland and Trail, British Columbia, for 1952.

(2) Includes acceptances of offers to purchase.

TABLE 27.—EXPENDITURES UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1950 — SEPTEMBER, 1952.

Period	Expenditures (\$'000) ⁽¹⁾								
	Rental Housing Projects			Land Assembly Projects			Combined Housing and Land Assembly Projects		
	Housing and Improvements	Land Acquisition	Total	Improvements	Land Acquisition	Total	Housing and Improvements	Land Acquisition	Total
1950	517.3	—	517.3	85.2	193.9	279.1	—	—	—
1951									
1st Quarter	201.5	—	201.5	13.9	91.9	105.8	—	—	—
2nd Quarter	185.5	—	185.5	66.4	3.5	69.9	—	—	—
3rd Quarter	269.8	—	269.8	254.4	53.2	307.6	—	—	—
4th Quarter	494.3	40.1	534.4	300.9	1.5	302.4	27.7	110.4	138.1
Total, 1951	1,151.1	40.1	1,191.2	635.6	150.1	785.7	27.7	110.4	138.1
1952									
1st Quarter	633.5	51.5	685.0	47.1	43.6	90.7	1.1	23.4	24.5
2nd Quarter	714.3	—	714.3	90.2	211.9	302.1	3.9	—	3.9
3rd Quarter	2,249.1	4.7	2,253.8	218.0	160.7	378.7	30.9	26.5	57.4

(1) Includes both Federal and Provincial share of expenditures.

TABLE 28.—LAND ASSEMBLY PROJECTS UNDER SECTION 11B OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1947 — SEPTEMBER, 1952.

Period	Progress of Land Assembly Projects										Total Expenditure (\$000)
	Started		Improvements Completed					Under Construction (At End of Period)			
	Number of Projects	Number of Lots	Number of Acres	Number of Projects	Number of Lots			Number of Projects	Number of Lots		
					Completed	Sold or Optioned	Not Optioned or Sold (At End of Period)				
1947	4	910	199	—	—	—	—	4	910	—	
1948	1	91	11	—	—	—	—	5	1,001	—	
1949	1	534	150	—	872	872	663	6	663	1,141.0 ⁽¹⁾	
1950	1	417	90	3	1,080	638	452	4	452	392.1	
1951	—	—	—	—	—	—	—	—	—	—	
1st Quarter	—	—	—	—	—	92	350	4 ⁽²⁾	350	60.3	
2nd Quarter	—	—	—	—	—	66	284	4 ⁽²⁾	284	33.7	
3rd Quarter	—	—	—	—	—	51	233	4 ⁽²⁾	233	239.3	
4th Quarter	—	—	—	—	—	14	219	4 ⁽²⁾	219	196.9	
Total, 1951	—	—	—	—	—	223	—	—	—	530.2	
1952	—	—	—	—	—	—	—	—	—	—	
1st Quarter	—	—	—	—	—	3	216	4 ⁽²⁾	216	6.4	
2nd Quarter	—	—	—	1	—	4	212	3 ⁽²⁾	212	40.8	
3rd Quarter	—	—	—	1	—	98	114	2	114	5.1	

(1) Includes expenditures made in 1947 and 1948.

(2) Revised.

TABLE 29.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, ⁽¹⁾ NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURE, CANADA, 1941 — SEPTEMBER, 1952.

Period	Number of Dwellings			Expenditure (\$000)			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941—1945 ⁽²⁾	23,704	18,774	4,930	60,941	13,779	16,671	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948	8,199	6,934	6,619	49,180	39	4,165	53,384
1949	4,916	7,804	3,731	38,635	160	3,978 ⁽³⁾	42,773
1950	1,023	3,841	913	12,945	0	3,199 ⁽³⁾	16,144
1951							
1st Quarter	0	292	621	659	0	177	836
2nd Quarter	0	183	438	487	0	326	813
3rd Quarter	0	108	330	529	0	779	1,308
4th Quarter	8	124	214	720	0	700	1,420
Total, 1951	8	707	—	2,395	0	1,982 ⁽³⁾	4,377
1952							
January	42	84	172	61	0	29	90
February	68 ⁽⁴⁾	79	161	107	0	13	120
March	76	28	209	237	0	27	264
1st Quarter	186 ⁽⁴⁾	191	—	405	0	69	474
April	95	0	304	314	0	24	338
May	28	10	322	364	0	71	435
June	54	12	364	308	0	112	420
2nd Quarter	177	22	—	986	0	207	1,193
July	36	0	400	209	0	183	392
August	44	2	442	13	0	123	136
September	62	12	492	224	0	102	326
3rd Quarter	142	14	—	446	0	408	854
Total, April, 1941 — September, 1952	51,197	50,705	—	226,948	14,046	34,751	275,745

(1) Operations during 1941–1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Excluding \$1,255,000 expended in 1949, \$1,148,000 expended in 1950 and \$740,367 expended in 1951 recoverable from municipalities.

(4) Revised.

TABLE 30.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION,
NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT,
BY TYPE OF UNIT, CANADA, 1947—OCTOBER, 1952.

As at End of Month	Units in New Structures						Home Conversion Plan			All Units		
	Single Units		Multiple Units		Total		Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant						
1947 June December	28,074	.5	42	—	28,116	.5	2,098	—	30,214	.5		
	30,392	.6	799	.1	31,191	.6	2,079	—	33,270	.5		
1948 June December	33,260	.8	1,142	—	34,402	.7	2,013	—	36,415	.7		
	33,900	.3	1,388	.1	35,288	.3	1,827	—	37,115	.3		
1949 June December	37,461	.6	1,642	.7	39,103	.6	1,512	.9	40,615	.7		
	38,367	.4	1,768	.3	40,135	.4	1,213	.8	41,348	.4		
1950 June December	38,667	.4	1,768	.7	40,435	.1	975	3.1	41,410	.4		
	36,002	.6	1,767	.5	37,769	.7	745	.9	38,514	.6		
1951 March June September December	33,548	.6	1,762	.9	35,310	.6	535	.2	35,845	.7		
	28,649	.5	1,760	1.1	30,409	.5	453	.6	30,862	.5		
	24,440	.5	1,760	.9	26,200	.5	300	1.3	26,500	.5		
	22,689	.5	1,760	.3	24,449	.5	225	—	24,674	.4		
1952 January February March April May June July August September October	22,418	.5	1,760	.3	24,178	.5	165	.6	24,343	.5		
	22,101	.4	1,760	.3	23,861	.4	156	1.2	24,017	.4		
	21,792	.4	1,760	.3	23,552	.4	93	—	23,645	.4		
	21,330	.3	1,760	.3	23,090	.4	75	1.3	23,165	.4		
	20,656	.4	1,760	.7	22,416	.5	46	—	22,462	.4		
	20,034	.3	1,763	.7	21,797	.3	34	—	21,831	.3		
	19,663	.3	1,763	.9	21,426	.4	23	—	21,449	.4		
	19,288	.4	1,763	.7	21,051	.4	15	—	21,066	.4		
	18,892	.3	1,763	.6	20,655	.3	8	—	20,663	.3		
	18,159	.2	1,763	.4	19,921	.2	8	—	19,929	.2		

TABLE 31.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, 1949 — SEPTEMBER, 1952.

Period	Number of Dwellings ⁽²⁾			Actual Expenditures ⁽³⁾ (\$'000)		
	Started	Completed	Under Construction (At End of Period)	Housing	Land Improvements and Other Outlay	Total
1949	2,786	20	2,744	10,513	1,272	11,785
1950	3,436	2,578	3,624	23,961	4,485	28,446
1951						
1st Quarter	13	804	2,833	4,820	817	5,637
2nd Quarter	655	523	2,965	3,565	425	3,990
3rd Quarter	550	684	2,831	5,379	1,170	6,549
4th Quarter	214	628	2,417	6,701	1,803	8,504
Total, 1951	1,432	2,639	—	20,465	4,215	24,680
1952						
January	110	420	2,107	274	160	434
February	115	391	1,831	1,291	256	1,547
March	134	231	1,734	3,073	360	3,433
1st Quarter	359	1,042	—	4,638	776	5,414
April	216	241	1,709	364	21	385
May	413	240	1,882	1,432	229	1,661
June	246	87	2,041	1,529	336	1,865
2nd Quarter	875	568	—	3,325	586	3,911
July	340	65	2,316	3,053	734	3,787
August	219	103	2,432	2,425	869	3,294
September	460	205	2,687	2,088	968	3,056
3rd Quarter	1,019	373	—	7,566	2,571	10,137

(1) The construction operations in respect of the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 33, *Housing in Canada*, First Quarter, 1952, p. 69.

(2) Not shown are 497 units in remote areas, 220 of which were completed in 1950 by the Construction Division, C.M.H.C. and 277 units completed in 1951 by Defence Construction Limited.

(3) Revised.

TABLE 32.— CONSTRUCTION OF NEW SCHOOLS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF NATIONAL DEFENCE, NUMBER OF SCHOOLS FOR WHICH CONTRACTS HAVE BEEN AWARDED, STARTED AND COMPLETED, AND EXPENDITURES, CANADA, 1950 — SEPTEMBER, 1952.

Period	Number of Schools				Total Expenditure (\$000)		
	For which Contracts Awarded	Started	Completed	Under Construction (at end of Period)	Schools	Land Acquisition and Other	Total
1950	20	19	—	19	1,665	18	1,683
1951							
1st Quarter	1	2	—	21	1,706	16	1,722
2nd Quarter	—	—	—	21	1,193	12	1,205
3rd Quarter	—	—	4	17	1,545	54	1,599
4th Quarter	2	2	1	18	1,205	165	1,370
Total, 1951	3	4	5	—	5,649	247	5,896
1952							
1st Quarter	—	—	8	10	357	30	387
2nd Quarter	1	—	2	8	104	41	145
3rd Quarter	1	—	2	6	218	140	358

TABLE 33.—HOUSING OPERATIONS AND OTHER CONSTRUCTION OPERATIONS BY DEFENCE CONSTRUCTION LIMITED,
CANADA, NOVEMBER, 1950 — OCTOBER, 1952.

Period	Residential Construction				Other Construction			Total		
	Number of Dwellings			Expen- diture (\$000)	Contracts Awarded		Expen- diture (\$000)	Contracts Awarded ⁽¹⁾		Expen- diture (\$000)
	For Which Contracts Awarded	Started	Com- pleted		Number	Amount (\$000)		Number	Amount (\$000)	
Prior to Nov. 1950 ² Nov.—Dec., 1950	315 160	— ⁽³⁾ — ⁽³⁾	— ⁽³⁾ 0	3,748 327	123 26	37,880 11,403	16,452 944	123 26	43,380 11,454	20,200 1,271
Total, 1950	475	— ⁽³⁾	— ⁽³⁾	4,075	149	49,283	17,396	149	54,834	21,471
1951										
1st Quarter	550	168	—	1,907	46	11,094	6,585	46	20,526	8,492
2nd Quarter	105	208	—	5,033	85	61,610	8,415	85	62,617	13,448
3rd Quarter	4	194	36	3,461	115	46,213	22,537	115	46,458	25,998
4th Quarter	165	208	47	2,738	116	37,960	36,086	116	39,754	38,824
Total, 1951	824	778 ⁽⁴⁾	83 ⁽⁵⁾	13,139	362	156,877	73,623	362	169,355	86,762
1952										
January	—	—	38	805	25	6,941	10,899	25	6,941	11,704
February	—	—	49	277	22	11,287	11,571	22	11,287	11,848
March	—	29	24	598	43	21,519	12,425	43	21,519	13,023
1st Quarter	—	29	111	1,680	90	39,747	34,895	90	39,747	36,575
April	—	15	32	185	28	20,363	15,174	28	20,363	15,359
May	40	89	79	685	46	8,172	10,351	46	8,472	11,036
June	—	41	39	702	29	5,401	14,222	29	3,650	14,924
2nd Quarter	40	145	150	1,572	103	33,936	39,747	103	32,485	41,319
July	—	115	31	718	31	17,280	12,290	31	17,280	13,008
August	—	33	26	165	27	17,610	11,161	27	17,610	11,326
September	—	10	39	418	38	19,694	13,819	38	19,694	14,237
3rd Quarter	—	158	96	1,301	96	54,584	37,270	96	54,584	38,571
October	—	2	82	802	65	24,589	24,697	65	24,589	25,499
Total, November, 1950—Oct., 1952	1,024	1,112	522	18,821	742	321,136	211,176	742	332,214	229,997

(1) Data shown are net of cancellations, reinstatements and adjustments.
(2) Data represent number and value of contracts taken over from Canadian Commercial Corporation.
(3) Not yet available.
(4) Includes 374 units started in defence projects which are in addition to starts shown in Table 21, *Annual Report, 1951*, C.M.H.C. p. 87. The remaining 404 units were started in remote areas.
(5) Represents units completed in remote areas, 20 of which were in Manitoba and 63 in the Yukon. Excluded are 277 units completed in remote areas as shown in Table 33, *Housing in Canada*, First Quarter, 1952, p. 69.

TABLE 34.—HOUSING OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF DEFENCE PRODUCTION,
NUMBER OF CONTRACTS AWARDED AND DWELLINGS FOR WHICH CONTRACTS HAVE BEEN AWARDED, NUMBER OF DWELLINGS
STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1951 — SEPTEMBER, 1952.

Period	Contracts Awarded		Number of Dwellings			Expenditures (\$000)		
	Number	Number of Dwellings	Started	Completed	Under Construction (At end of Period)	Construction	Land and Other Outlay	Total
1951								
1st Quarter.....	—	—	—	—	—	—	—	—
2nd Quarter.....	1	65	15	—	15	—	—	—
3rd Quarter.....	2	65	65	—	80	—	—	—
4th Quarter.....	—	—	11	32	59	535	49	584
Total, 1951.....	3	130	91	32	—	535	49	584
1952								
1st Quarter.....	—	—	22	16	65	571	2	573
2nd Quarter.....	—	—	17	6	76	193	2	195
3rd Quarter.....	—	—	—	12	64	153	15	168

TABLE 35.— CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND
EXPENDITURE, CANADA, SEPTEMBER 23, 1943 — SEPTEMBER, 1952.

Period	Number of Dwellings			Expenditure on Dwellings Completed, Current Construction, Repairs and Other Services (\$000)
	Started	Completed	Under Construction (At End of Period)	
Sept. 23, 1943 — Dec. 31, 1946	4,794	2,529	2,265	24,413
1947	1,963	1,978	2,250	15,348
1948	1,884	1,932	2,202	12,636
1949	2,483	2,062	2,623	12,617
1950	2,311	2,149	2,785	12,330
1951				
1st Quarter	151	586	2,350	3,033
2nd Quarter	484	439	2,395	1,525
3rd Quarter	671	489	2,577	3,085
4th Quarter	539	651	2,465	3,493
Total, 1951	1,845	2,165	—	11,136
1952				
1st Quarter	90	552	2,003	1,967
2nd Quarter	279	347	1,935	1,143
3rd Quarter	555	380	2,110	2,510
Total, 1943 — Sept., 1952	16,204	14,094	—	94,100

TABLE 36.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929 — SEPTEMBER, 1952.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$'000)	Number of Loans	Amount of Loans (\$'000)	Number of Loans	Amount of Loans (\$'000)	Number of Loans ⁽¹⁾	Amount of Loans (\$'000)
May 1, 1929— Mar. 31, 1945	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948	62	85	145	66	1,813	4,663	1,828	4,814
1949	86	148	162	73	1,958	5,158	1,989	5,379
1950	71	123	161	62	1,884	4,763	1,905	4,948
1951								
1st Quarter	8	16	16	5	218	581	220	602
2nd Quarter	13	33	17	10	276	832	281	875
3rd Quarter	32	66	36	20	526	1,450	536	1,535
4th Quarter	11	21	20	8	494	1,423	495	1,452
Total, 1951	64	136	89	43	1,514	4,286	1,532	4,464
1952								
January	1	3	1	2	81	239	83	245
February	0	0	1	2	41	123	41	125
March	1	4	0	0	34	97	35	101
1st Quarter	2	7	2	4	156	459	159	471
April	1	5	1	2	32	101	34	107
May	4	15	13	15	122	404	127	434
June	3	9	20	11	199	595	201	616
2nd Quarter	8	29	34	28	353	1,100	362	1,157
July	9	19	22	15	170	495	171	529
August	4	9	16	9	164	521	166	539
September	5	10	14	8	175	578	176	596
3rd Quarter	18	38	52	32	509	1,594	513	1,664
Total, 1929 — Sept., 1952	—	—	—	—	—	—	38,460	86,275

(1) Because the loan on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 37.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — SEPTEMBER, 1952.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1945	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,161 ⁽¹⁾
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949	434	656 ⁽¹⁾	919 ⁽¹⁾	796 ⁽¹⁾	43,422 ⁽¹⁾	44,427 ⁽¹⁾	44,775 ⁽¹⁾	45,879 ⁽¹⁾
1950	511	798	967	850	57,491 ⁽¹⁾	61,774 ⁽¹⁾	58,969 ⁽¹⁾	63,422 ⁽¹⁾
1951								
1st Quarter	103	176	159	154	8,645	9,433	8,907	9,763
2nd Quarter	217	347	380	377	24,645 ⁽¹⁾	24,914 ⁽¹⁾	25,242 ⁽¹⁾	25,638 ⁽¹⁾
3rd Quarter	179	280	351	338	25,493	31,638	26,023	32,256
4th Quarter	88	141	265	228	14,539 ⁽¹⁾	17,301 ⁽¹⁾	14,892 ⁽¹⁾	17,670 ⁽¹⁾
Total, 1951	587	944	1,155	1,097	73,322 ⁽¹⁾	83,286 ⁽¹⁾	75,064 ⁽¹⁾	85,327 ⁽¹⁾
1952								
January	11	20	52	49	2,871	3,401	2,934	3,470
February	24	36	50	44	3,573	4,140	3,647	4,220
March	12	22	77	80	5,208	5,837	5,297	5,939
1st Quarter	47	78	179	173	11,652	13,378	11,878	13,629
April	51	83	93	103	11,503	12,270	11,647	12,456
May	60	109	144	137	8,597	9,190	8,801	9,436
June	88	143	177	174	6,046	6,498	6,311	6,815
2nd Quarter	199	335	414	414	26,146	27,958	26,759	28,707
July	79	143	190	179	7,942	9,420	8,211	9,742
August	74	117	118	109	13,902	19,258	14,094	19,484
September	47	83	100	101	7,650	10,105	7,797	10,289
3rd Quarter	200	343	408	389	29,494	38,783	30,102	39,515
Total, 1945 — Sept., 1952	3,300	4,757	5,611	4,868	308,454	327,608	317,365	337,233

(1) Revised.

TABLE 38. — OPERATIONS UNDER THE QUEBEC HOUSING ACT,⁽¹⁾ NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — SEPTEMBER, 1952.

Period	Loans Approved		Provincial Commitment		Number of Dwellings
	Number	Amount (\$000)	Total (\$000)	Average per Loan \$	
January, 1948 — December, 1949	2,175	11,546	3,554	1,634	2,527
1950	4,184	25,494	7,783	1,860	4,912
1951					
January	283	1,753	512	1,809	329
February	281	2,046	622	2,213	446
March	1,168	8,308	2,610	2,235	1,335
1st Quarter	1,732	12,107	3,744	2,162	2,110
April	280	2,019	578	2,064	419
May	590	4,249	1,121	1,900	725
June	377	2,873	978	2,593	467
2nd Quarter	1,247	9,141	2,677	2,146	1,611
July	281	2,164	671	2,389	344
August	387	2,806	824	2,129	483
September	170	1,252	380	2,234	203
3rd Quarter	838	6,222	1,875	2,237	1,030
October	253	1,314	323	1,278	293
November	551	3,689	1,106	2,007	661
December	618	4,860	1,510	2,442	732
4th Quarter	1,422	9,863	2,939	2,067	1,686
Total, 1951	5,239	37,333	11,235	2,144	6,437
1952					
January	397	2,905	837	2,108	461
February	625	4,351	1,402	2,243	723
March	1,365	9,399	2,882	2,111	1,522
1st Quarter	2,387	16,655	5,121	2,145	2,706
April	231	1,595	437	1,894	271
May	255	1,695	442	1,733	304
June	197	1,253	330	1,676	230
2nd Quarter	683	4,543	1,209	1,768	805
July	114	775	238	2,088	133
August	122	580	138	1,131	145
September	145	727	188	1,297	162
3rd Quarter	381	2,082	564	1,480	440
Total, January, 1948 — September, 1952	15,049	97,653	29,466	1,978	17,827

(1) An Act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec*, as amended.

SECTION 4

REAL ESTATE LENDING

TABLE 39.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947 — SEPTEMBER, 1952.

Period	Non-Farm Residential Real Estate						Other Non-Farm Real Estate				Farms		Total
	New Construction			Existing Property			New Construction		Existing Property		Number of Loans	Amount of Loans (\$'000)	
	Number of Loans	Number of Dwellings	Amount of Loans (\$'000)	Number of Loans	Number of Dwellings	Amount of Loans (\$'000)	Number of Loans	Amount of Loans (\$'000)					
1947	20,264	26,411	109,167	22,515	34,413	88,083	1,126	28,487	1,609	37,782	1,704	7,254	270,773
1948	29,635	37,436	173,604	24,539	38,320	98,878	1,213	35,279	1,961	45,087	1,738	7,275	360,123
1949	34,207	43,025	212,178	23,549	35,554	96,992	1,042	36,912	1,578	40,451	1,579	6,916	393,446
1950	45,824	55,358	310,157	25,825	37,844	116,152	1,023	47,617	1,728	42,335	1,550	7,068	523,326
1951 ⁽¹⁾													
1st Quarter	9,131	11,408	68,908	6,361	9,798	30,966	288	13,203	422	13,937	383	2,119	129,133
2nd Quarter	10,063	12,352	77,510	7,217	10,333	35,570	229	11,159	417	11,442	437	2,321	138,002
3rd Quarter	6,596	8,319	49,188	5,743	7,695	24,554	161	5,410	343	6,555	231	958	86,665
4th Quarter	4,940	6,518	40,798	4,562	6,599	22,531	136	5,107	270	10,118	317	1,644	80,198
Total, 1951	30,730	38,597	236,404	23,883	34,425	113,621	814	34,879	1,452	42,052	1,368	7,042	433,998
1952 ⁽¹⁾													
January	1,738	2,329	15,591	1,315	1,766	6,490	33	1,216	109	2,718	71	284	26,299
February	1,626	2,695	15,850	1,568	1,971	7,233	49	1,888	139	4,919	83	501	30,391
March	2,574	3,493	23,134	1,834	2,754	9,292	38	2,094	123	2,897	115	792	38,209
1st Quarter	5,938	8,517	54,575	4,717	6,491	23,015	120	5,198	371	10,534	269	1,577	94,899
April	2,720	3,642	23,480	2,413	2,915	9,973	71	2,383	127	2,124	141	757	38,717
May	3,834	5,139	35,274	2,408	3,647	12,687	63	3,863	141	3,757	116	632	56,213
June	2,990	3,795	25,702	2,181	2,986	10,152	54	3,087	126	4,410	106	487	43,838
2nd Quarter	9,544	12,576	84,456	7,002	9,548	32,812	188	9,333	394	10,291	363	1,876	138,768
July	3,761	4,851	33,151	2,219	3,070	10,857	71	2,525	97	1,784	81	430	48,747
August	2,724	3,400	25,757	2,088	2,750	10,401	59	2,095	128	2,760	54	273	41,286
September	3,219	4,316	27,777	1,978	2,924	9,848	76	5,390	128	4,062	76	380	47,457
3rd Quarter	9,704	12,567	86,685	6,285	8,744	31,106	206	10,010	353	8,606	211	1,083	137,490

1) Revised.

(1) Revised.

TABLE 40. GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947—SEPTEMBER, 1952.

Period	Life Insurance Companies						Trust Companies						Loan Companies			
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units		Multiple Units	
	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Units	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans of Units	Number of Loans	Amount (\$'000)	Number of Loans	Number of Loans	Amount (\$'000)	Number of Units	Amount (\$'000)
1947	14,365 ⁽¹⁾	67,724	1,301	6,055	20,463	3,093	893	3,093	129	412	860	2,973	340	11,657	1,214	3,300
1948	20,912	108,562	2,103	8,149	32,355	7,802	1,643	7,802	112	409	922	3,762	450	15,322	1,432	3,484
1949	24,311	136,737	1,959	8,865	36,435	8,982	1,836	8,982	81	258	755	4,504	515	19,235	1,583	3,577
1950	35,516	223,003	2,538	10,311	46,165	6,892	1,347	6,892	179	491	1,362	4,870	643	22,819	1,895	5,534
1951	7,285	48,606	555	2,537	12,761	1,532	249	1,532	35	98	266	840	91	4,473	280	781
1st Quarter	7,859	56,049	566	2,430	11,711	2,445	358	2,445	43	115	308	997	107	5,173	307	762
2nd Quarter	4,926	34,362	397	1,648	7,524	1,349	234	1,349	39	88	263	681	97	3,342	345	720
3rd Quarter	3,790	28,283	360	1,754	8,505	924	188	924	22	39	144	468	57	2,102	175	311
4th Quarter																
Total, 1951	23,860	167,300	1,878	8,369	40,501	6,250	1,029	6,250	139	340	981	2,986	352	15,090	1,107	2,574
1952	1,393	11,354	122	638	3,089	191	39	191	10	34	86	128	26	538	64	212
January	1,205	9,553	104	1,038	4,451	237	44	237	5	16	41	209	38	1,063	143	277
February	2,009	15,677	129	971	4,879	460	68	460	2	8	20	294	45	1,573	118	321
March	4,607	36,584	355	2,647	12,419	888	151	888	17	58	147	631	109	3,174	325	810
1st Quarter																
April	2,127	16,853	117	699	3,010	650	93	650	10	22	75	313	50	1,738	325	1,074
May	3,047	24,748	198	1,348	6,820	443	70	443	16	37	126	411	49	2,250	157	422
June	2,314	18,606	153	776	4,007	423	67	423	8	20	96	359	52	1,893	205	460
2nd Quarter	7,488	60,207	468	2,823	13,837	1,516	230	1,516	34	79	297	1,083	151	5,881	687	1,956
July	2,983	24,295	181	1,070	5,276	651	114	651	14	32	114	396	54	2,065	221	575
August	2,005	16,867	123	616	5,419	634	96	634	11	35	98	397	65	2,011	216	573
September	2,394	19,012	172	1,019	4,699	673	103	673	9	18	74	424	79	2,239	300	834
3rd Quarter	7,382	60,174	476	2,705	15,394	1,958	313	1,958	34	85	286	1,217	198	6,315	737	1,982

(1) Includes one loan approved for 2 single units and one for 21 single units.

TABLE 40.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947—SEPTEMBER, 1952—*Concluded.*

Period	Fraternal Societies (1)					Fire Insurance Companies					All Lending Institutions (2)				
	Single Units		Multiple Units			Single Units		Multiple Units			Single Units		Multiple Units		
	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)
1947	103	549	143	355	1,313	2	37	15	39	171	18,336(3)	83,060	1,928	8,075	26,107
1948	380	2,134	256	684	2,757	4	26	13	61	240	26,701	133,846	2,943	10,735	39,758
1949	658	3,768	284	881	2,255	38	183	21	91	250	31,347	168,905	2,860	11,678	43,273
1950	545	3,065	161	348	1,156	18	101	7	17	60	42,296	255,880	3,528	13,062	54,277
1951															
1st Quarter	40	248	36	79	241	0	—	0	—	—	8,414	54,859	717	2,994	14,049
2nd Quarter	52	299	78	231	749	3	14	0	—	—	9,269	63,981	794	3,083	13,530
3rd Quarter	157	983	64	239	637	1	8	0	—	—	5,999	40,044	597	2,320	9,144
4th Quarter	23	158	32	81	371	0	—	0	—	—	4,469	31,467	471	2,049	9,331
Total, 1951	272	1,688	210	630	1,998	4	22	0	—	—	28,151	190,350	2,579	10,446	46,054
1952															
January	15	81	5	18	40	0	—	0	—	—	1,575	12,164	163	754	3,427
February	11	66	10	29	162	0	—	0	—	—	1,469	10,919	157	1,226	4,931
March	19	135	8	6	69	0	—	0	—	—	2,390	17,845	184	1,103	5,289
1st Quarter	45	282	23	53	271	0	—	0	—	—	5,434	40,928	504	3,083	13,647
April	10	80	0	—	—	0	—	0	—	—	2,543	19,321	177	1,099	4,159
May	40	303	3	6	35	1	4	0	—	—	3,568	27,744	266	1,571	7,530
June	20	77	17	34	140	0	—	0	—	—	2,760	20,999	230	1,035	4,703
2nd Quarter	70	460	20	40	175	1	4	0	—	—	8,871	68,064	673	3,705	16,392
July	3	26	13	26	127	1	8	2	5	19	3,497	27,045	264	1,354	6,111
August	18	77	8	16	67	1	11	—	—	—	2,517	19,600	207	883	6,157
September	23	118	15	35	127	—	—	—	—	—	2,944	22,042	275	1,372	5,734
3rd Quarter	44	221	36	77	321	2	19	2	5	19	8,958	68,687	746	3,609	18,002

Including mutual benefit societies.

(1) Including mutual benefit societies and pension fund associations.

(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in column 2 to 4 of Table 39.

(3) Includes one loan approved for 2 single units and one for 21 single units.

TABLE 41.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED AND REAL ESTATE TRANSFERS REGISTERED, GREATER TORONTO AREA AND PROVINCE OF ONTARIO, 1945 — SEPTEMBER, 1952.

Period	Mortgages Registered		Mortgages Discharged		Real Estate Transfers Registered	
	Greater Toronto	Ontario	Greater Toronto	Ontario	Greater Toronto	Ontario
1945	17,638	52,517	17,667	57,539	28,231	132,533
1946	22,289	69,048	21,770	66,341	36,085	173,177
1947	24,095	73,543	22,485	64,744	32,762	151,005
1948	29,527	86,754	23,301	66,067	35,724	153,482
1949	39,093	104,403	25,483	68,336	39,887	156,283
1950						
1st Quarter	8,148	21,492	5,956	16,021	8,547	31,731
2nd Quarter	10,977	28,954	7,167	19,277	12,064	44,757
3rd Quarter	11,370	29,991	6,763	18,191	11,999	44,423
4th Quarter	11,275	29,740	7,403	19,911	12,470	46,094
Total, 1950	41,770	110,177	27,289	73,400	45,080	167,005
1951						
1st Quarter	8,792	23,173	6,373	17,220	10,062	37,259
2nd Quarter	12,510	32,947	8,028	21,677	13,507	49,950
3rd Quarter	10,360	27,305	6,659	17,751	10,479	38,723
4th Quarter	9,983	26,312	6,871	18,762	9,894	36,770
Total, 1951	41,645	109,737	27,931	75,410	43,942	162,702
1952						
1st Quarter	8,278	—(1)	6,418	—(1)	7,692	—(1)
2nd Quarter	11,956	—(1)	8,067	—(1)	11,957	—(1)
3rd Quarter	11,740	—(1)	7,652	—(1)	11,516	—(1)

(1) Not yet available.

SECTION 5
BUILDING MATERIALS

TABLE 42.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER,
OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC
DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING
LUMBER, CANADA, 1945 — SEPTEMBER, 1952.
(1939 = 100)

Period	Production			Domestic Disappearance
	Lumber	Other Construction Materials	Total	
1945.....	114.0	147.6	122.1	144.3
1946.....	128.4	174.4	139.6	170.7
1947.....	134.9	209.7	153.6	198.6
1948.....	134.2	236.3	158.2	227.4
1949.....	133.4	262.5	168.0	269.5
1950.....	152.3	272.8	182.0	295.0
1951 ⁽¹⁾				
January.....	132.2	286.3	170.4	288.3
February.....	146.6	268.3	176.7	272.9
March.....	153.9	293.1	188.3	316.6
April.....	122.9	300.3	166.9	324.5
May.....	182.3	322.1	216.8	349.9
June.....	248.3	304.9	261.9	326.3
July.....	228.1	285.3	241.9	299.2
August.....	210.7	305.1	233.8	325.5
September.....	167.7	286.5	197.0	300.0
October.....	145.0	259.1	173.2	259.3
November.....	102.9	217.6	131.0	228.9
December.....	96.1	157.2	111.2	141.6
Annual Average.....	161.4	273.8	189.1	286.1
1952 ⁽¹⁾				
January.....	126.7	172.7	137.9	175.7
February.....	147.9	185.4	157.0	188.1
March.....	163.8	188.1	169.5	197.8
April.....	118.9	194.7	137.5	224.7
May.....	181.5	202.6	186.4	275.4
June.....	196.3	202.2	197.6	236.0
July.....	170.9	218.4	182.4	246.3
August.....	220.2	213.0	218.0	244.3
September.....	220.2	234.0	223.2	271.0

(1) Preliminary.

TABLE 43.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1952.
(In Units Specified)

Period	Lumber and Lumber Products			Gypsum Products		
	Sawn Lumber ⁽¹⁾	Hardwood Flooring ⁽²⁾	Wood Fibre Building Board	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster ⁽¹⁾
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{2}$ "B.	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
1945	4,514.2	—	164.7	134.0	59.9	67.1
1946	5,083.3	41,318	161.8	203.4	75.0	97.3
1947	5,877.9	52,250	203.1	213.7	111.1	119.7
1948	5,908.8	66,007	220.7	237.7	153.0	137.1
1949	5,915.4	79,500	227.7	230.6	174.0	160.8
1950	6,495.0	87,800	227.3	227.4	218.9	168.5
1951						
1st Quarter	1,510.0	21,650	72.4	59.5	62.8	42.9
2nd Quarter	1,870.0	19,868	73.4	58.3	64.0	47.2
3rd Quarter	1,997.9	23,472	75.9	57.2	51.3	42.8
4th Quarter	1,157.4	19,510	70.7	55.2	45.1	37.3
Total, 1951	6,535.3	84,500	292.4	230.2	223.2	170.2
1952						
January	418.8	4,900	21.3	17.2	12.3 ⁽³⁾	14.1
February	488.9	4,550	21.1	16.0	15.5	16.1
March	541.5	4,350	23.3	21.0	14.2	18.5
1st Quarter	1,449.2	13,800	65.7	54.2	44.2 ⁽³⁾	48.7
April	392.9	4,750	21.1	18.5	12.3	18.4
May	599.7	4,600	16.2	17.5	13.8	19.7
June	649.0	4,850	20.1	17.9	17.1	19.1
2nd Quarter	1,641.6	14,200	57.4	53.9	43.2	57.2
July	564.7	4,620	16.4	13.4	18.0	19.7
August	727.8	4,830	16.0	20.0	22.3	23.4
September	727.8	4,550	19.1	20.5	22.1	23.7
3rd Quarter	2,020.3	14,000	51.5	53.9	62.4	66.8

(1) Data for 1950 and 1951 are estimated (see p. 116).

(2) Data for 1945 are not available (see p. 116).

(3) Revised.

TABLE 43. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1952 — *Continued.*
(In Units Specified)

Period	Plumbing and Heating Equipment					Builders' ⁽¹⁾ Hardware
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	(\$000)
1945	35.2	13.6	7,179.1	128.8	57.2	4,328.5
1946	46.6	14.3	8,006.9	138.4	76.6	5,596.8
1947	54.3	18.1	8,726.7	157.7	121.0	5,903.9
1948	64.3	18.2	8,585.7	190.0	146.7	9,766.8
1949	80.7	15.5	7,200.0	192.2	185.2	10,090.4
1950	87.3	19.9	6,688.7	181.6	223.0	9,631.0
1951						
1st Quarter	23.4	6.6	1,837.9	36.4	74.3	3,069.8
2nd Quarter	20.6	6.3	2,355.9	42.4	83.1	3,182.0
3rd Quarter	19.5	3.3	1,395.6	37.8	65.6	2,465.5
4th Quarter	16.8	2.6	1,556.5	39.6	65.3	2,552.9
Total, 1951	80.3	18.8	7,145.9	156.2	288.3	11,270.2
1952						
January	3.2	.8	463.2	22.4	15.3	867.8 ⁽²⁾
February	5.0	.6	362.4	21.8	12.0	933.3 ⁽²⁾
March	3.7	.6	500.6	18.7	15.0	920.0 ⁽²⁾
1st Quarter	11.9	2.0	1,326.2	62.9	42.3	2,721.2 ⁽²⁾
April	3.2	.5	549.7	9.4	18.7	917.2
May	5.1	.7	457.3	11.4	21.7	873.2
June	4.9	.6	534.1	5.5	20.3	716.4
2nd Quarter	13.2	1.8	1,541.1	26.3	60.7	2,506.8
July	5.9	.5	336.4	6.8	19.4	654.0
August	5.8	.7	453.7	11.0	15.3	771.0
September	9.5	.8	338.0	12.8	23.4	934.3
3rd Quarter	21.2	2.0	1,128.1	30.6	58.1	2,359.3

(1) Data for 1950 and 1951 are estimated (see p. 116).

(2) Revised.

TABLE 43. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1952 — *Continued.*
(In Units Specified)

Period	Electrical Wire and Wiring Devices ⁽¹⁾				Mineral Wool ⁽²⁾	
	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable	Batts	Granulated and Loose
	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet	Millions of Sq. Ft.	Millions of Cu. Ft.
1945	—	—	—	—	34.4	5.4
1946	1,808.7	1,392.8	1,272.3	45.4	54.8	10.1
1947	2,344.6	2,121.2	5,794.5	67.0	82.3	9.8
1948	2,627.5	2,202.4	9,190.4	81.1	93.4	10.1
1949	2,058.4	1,995.0	6,798.8	87.2	137.8	14.8
1950	2,187.5	1,839.7	4,037.6	107.8	150.8	14.1
1951						
1st Quarter	578.6	546.6	989.9	33.8	36.9	2.5
2nd Quarter	590.5	632.2	948.2	27.7	36.1	2.5
3rd Quarter	472.4	405.4	1,035.7	14.6	41.6	3.1
4th Quarter	438.1	368.6	1,192.2	15.3	35.1	3.5
Total, 1951	2,079.6	1,952.8	4,166.0	91.4	149.7	11.6
1952						
January	149.7	132.0	266.0	5.9	9.6	1.0
February	164.3	81.3	216.8	8.1	7.9	.7
March	135.2	169.3	196.1	7.3	8.1	.5
1st Quarter	449.2	382.6	678.9	21.3	25.6	2.2
April	85.0	130.5	216.7	3.9	7.7	.5
May	125.5	160.7	186.4	3.9	10.6	.5
June	129.5	76.5	151.9	5.1	12.6	.7
2nd Quarter	340.0	367.7	555.0	12.9	30.9	1.7
July	121.5	70.2	155.9	4.8	14.4	.8
August	58.8	92.4	219.0	8.5	16.6	1.0
September	114.0	161.8	364.4	8.0	16.2	1.2
3rd Quarter	294.3	324.4	739.3	21.3	47.2	3.0

(1) Data for 1945 are not available.

(2) Data for 1945 are factory sales.

TABLE 43. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1952 — *Continued.*
(In Units Specified)

Period	Cement and Cement Products			Sanitary Ware		
	Cement	Concrete Blocks ⁽¹⁾	Cement Pipe and Tile ⁽¹⁾	Bath Tubs	Sinks ⁽¹⁾	Wash Basins ⁽¹⁾
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units
1945	7.8	—	—	56.3	—	—
1946	10.7	31.7	94.8	57.9	103.7	78.6
1947	12.2	39.8	134.7	81.1	120.7	91.7
1948	14.0	50.2	159.3	102.1	139.6	109.7
1949	16.1	48.2	117.1	132.5	192.0	140.8
1950	16.7	75.3	131.6	139.1	166.7	201.1
1951						
1st Quarter	4.0	17.0	36.8	37.3	35.9	54.4
2nd Quarter	4.4	24.2	69.3	38.0	37.9	59.2
3rd Quarter	4.5	22.1	71.1	27.8	24.6	47.8
4th Quarter	4.2	16.2	57.4	24.4	18.3	34.4
Total, 1951	17.1	79.5	234.6	127.5	116.7	195.8
1952						
January	1.3	3.3	14.4	5.4	11.0	7.7
February	1.4	4.0	16.2	6.6	3.0	8.3
March	1.5	5.3	18.8	6.7	7.6	9.1
1st Quarter	4.2	12.6	49.4	18.7	21.6	25.1
April	1.5	6.0	19.4	6.2	10.1	10.4
May	1.5	7.8	22.1	8.7	6.9	9.5
June	1.5	8.9	22.6	8.0	9.5	8.2
2nd Quarter	4.5	22.7	64.1	22.9	26.5	28.1
July	1.6	9.3	19.2	6.0	5.5	6.2
August	1.6	8.7	22.3	8.0	9.2	10.0
September	1.6	9.0	23.3	10.9	8.6	10.1
3rd Quarter	4.8	27.0	64.8	24.9	23.3	26.3

(1) Data for 1945 are not available. Cement pipe and tile includes drainpipe, sewer pipe, water pipe and culvert tile.

TABLE 43.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1952 — *Concluded.*
(In Units Specified)

Period	Clay Products				Asphalt Products	
	Building Brick ⁽¹⁾	Flue Linings ⁽²⁾	Vitrified Sewer Pipe ⁽²⁾	Structural Tile	Asphalt Shingles ⁽³⁾	Tar and Asphalt Felts
	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons	Thousands of Squares	Thousands of Tons
1945	190.9	—	—	90.2	1,432.2	29.5
1946	274.1	940.1	3,055.9	134.4	1,982.6	38.1
1947	295.4	1,025.0	3,959.1	150.2	2,085.6	46.7
1948	316.7	1,197.6	5,066.7	157.3	2,040.3	45.3
1949	338.0	1,213.0	4,363.0	172.5	2,531.0	39.9
1950	365.7	1,309.8	4,900.9	184.0	2,803.0	48.5
1951						
1st Quarter	82.4	393.1	1,090.3	40.4	546.7	12.9
2nd Quarter	104.1	304.6	928.7	48.2	770.9	14.5
3rd Quarter	108.0	378.0	1,005.4	54.7	769.7	11.3
4th Quarter	91.6	390.1	919.3	48.5	418.7	10.1
Total, 1951	386.1	1,465.8	3,943.7	191.8	2,506.0	48.8
1952						
January	22.9	71.0	288.6	13.3	116.6	2.2
February	19.3	72.8	376.0	16.1	132.8	3.0
March	20.5	48.4	391.8	17.5	115.4	3.4
1st Quarter	62.7	192.2	1,056.4	46.9	364.8	8.6
April	23.9	77.2	334.2	16.8	155.8	3.7
May	30.7	95.0	386.6	17.2	244.6	3.5
June	33.3	86.2	427.3	17.8	273.8	3.7
2nd Quarter	87.9	258.4	1,148.1	51.8	674.2	10.9
July	35.1	110.7	337.1	19.8	378.9	4.4
August	34.1	136.8	273.3	16.9	315.3	3.8
September	37.0	126.7	437.3	16.5	326.4	4.2
3rd Quarter	106.2	374.2	1,047.7	53.2	1,020.6	12.4

(1) Data on production of Building Brick for the period 1949-1951 are estimated (see p. 116).

(2) Data for 1945 are not available.

(3) Includes siding.

TABLE 44.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 1952.
(In Units Specified)

Period	Plumbing and Heating Equipment						Sanitary Ware			
	Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters		Bath Tubs		Sinks	
	Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	14.7	.7	196.1	1.2	160.3	18.1	129.5	1.2	186.6	12.1
1950	18.8	1.6	180.1	1.8	199.3	18.3	138.3	1.5	108.5	10.2
1951										
1st Quarter	5.7	1.6	37.8	1.5	65.2	18.8	36.9	1.5	38.6	9.0
2nd Quarter	4.1	4.0	43.3	.5	65.4	25.6	34.4	4.9	32.8	12.2
3rd Quarter	4.1	3.6	36.9	1.5	46.5	38.7	22.1	10.2	18.0	20.3
4th Quarter	3.6	3.2	38.9	2.2	41.1	54.1	14.8	13.2	14.3	24.4
Total, 1951	17.5	—	156.9	—	218.2	—	108.2	—	103.7	—
1952										
January	.7	3.2	23.6	1.8	15.1	51.8	5.4	14.5	6.2	23.1
February	.7	3.2	21.3	2.3	11.3	51.0	5.9	15.1	5.2	21.0
March	.7	3.0	17.3	2.4	13.7	50.0	5.6	16.9	9.5	30.9
1st Quarter	2.1	—	62.2	—	40.1	—	16.9	—	20.9	—
April	.5	3.1	7.3	3.2	17.8	50.3	7.3	15.6	10.4	30.4
May	.7	3.6	8.1	6.4	19.3	47.0	9.5	14.5	10.2	27.0
June	.7	3.1	6.5	1.4	20.0	42.8	9.8	12.9	11.6	24.9
2nd Quarter	1.9	—	21.9	—	57.1	—	26.6	—	32.2	—
July	1.2	2.5	7.1	1.0	23.9	42.5	10.1	8.0	10.0	19.4
August	1.1	2.2	10.7	1.1	17.4	37.0	11.2	4.6	12.3	16.2
September	1.4	1.6	12.6	1.1	22.2	33.7	12.0	3.2	10.9	14.1
3rd Quarter	3.7	—	30.4	—	63.5	—	33.3	—	33.2	—

TABLE 44.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 1952 — *Continued.*
(In Units Specified)

Period	Gypsum Products						Clay Products			
	Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Building Brick		Flue Linings	
	Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Bricks		Thousands of Feet	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	228.4	1.2	176.4	.7	190.3	.9	315.2	30.1	1,190.5	35.9
1950	226.0	2.6	217.6	2.1	195.3	.9	361.6	22.2	1,295.5	20.6
1951										
1st Quarter	60.1	2.0	62.4	2.3	49.6	1.1	79.7	23.2	375.1	34.5
2nd Quarter	57.8	2.4	64.5	1.7	54.8	1.1	98.1	25.4	294.4	44.7
3rd Quarter	56.8	2.8	50.9	2.0	50.2	.9	99.6	28.5	355.7	67.9
4th Quarter	55.5	2.6	44.5	2.5	43.3	1.0	78.1	38.1	300.7	157.3
Total, 1951	230.2	—	222.3	—	197.9	—	355.5	—	1,325.9	—
1952										
January	17.0	2.9	14.1	2.9	13.8	.9	20.2	42.9	75.3	152.9
February	16.3	2.6	15.3	3.2	13.8	.9	20.6	42.1	69.3	156.4
March	20.1	3.5	14.1	3.3	15.6	1.3	22.9	38.7	97.7	110.4
1st Quarter	53.4	—	43.5	—	43.2	—	63.7	—	242.3	—
April	17.7	4.3	11.6	4.0	16.2	1.0	19.7	42.0	96.3	91.4
May	18.4	3.4	14.2	3.5	16.2	1.7	32.3	39.4	104.7	81.6
June	17.8	3.6	18.5	2.2	17.2	.9	34.2	37.2	100.5	67.4
2nd Quarter	53.9	—	44.3	—	49.6	—	86.2	—	301.5	—
July	13.6	3.4	17.1	3.3	16.7	1.2	36.0	36.0	126.2	51.9
August	18.9	4.5	22.9	2.6	20.2	1.1	34.4	34.7	137.1	51.5
September	21.4	3.5	22.1	2.7	20.5	1.1	39.1	31.8	116.7	62.7
3rd Quarter	53.9	—	62.1	—	57.4	—	109.5	—	380.0	—

TABLE 44.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 1952 — *Concluded*.
(In Units Specified)

Period	Electrical Wire and Wiring Devices						Cement		Mineral Wool Batts	
	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Millions of Barrels of 350 lbs.		Millions of Sq. Ft.	
	Thousands of Units		Thousands of Units		Millions of Feet					
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	2,151.3	60.0	6,582.0	152.7	85.2	1.4	15.9	.8	130.6	2.0
1950	2,268.9	59.4	4,001.9	78.8	106.8	1.7	16.6	.7	148.3	1.6
1951										
1st Quarter	622.1	27.0	933.9	35.9	32.1	2.5	3.2	1.5	35.1	3.4
2nd Quarter	543.9	68.2	949.5	34.7	23.7	6.3	5.1	.7	36.0	3.5
3rd Quarter	422.5	118.8	957.0	113.2	15.1	5.9	4.9	.4	42.1	3.0
4th Quarter	303.1	255.6	1,173.3	252.3	16.3	4.8	3.7	.9	34.8	3.2
Total, 1951	1,991.6	—	4,013.7	—	87.2	—	16.9	—	148.0	—
1952										
January	103.0	296.7	61.9	480.9	6.1	4.8	.9	1.4	9.2	3.6
February	111.8	357.9	90.4	434.2	7.8	5.0	1.2	1.6	8.7	3.8
March	98.2	404.1	84.0	618.4	4.8	7.5	1.5	1.5	8.1	3.7
1st Quarter	313.0	—	236.3	—	18.7	—	3.6	—	26.0	—
April	89.6	399.4	115.9	396.7	3.6	7.8	1.6	1.5	7.9	3.5
May	98.3	426.5	189.5	393.1	5.3	6.4	2.0	1.0	11.7	3.4
June	86.9	535.7	246.5	311.0	5.9	5.3	1.7	.8	12.8	3.6
2nd Quarter	274.8	—	551.9	—	14.8	—	5.3	—	32.4	—
July	120.5	509.7	236.9	219.1	6.7	3.4	1.8	.5	14.4	3.7
August	153.1	445.6	252.0	186.1	9.2	2.7	1.6	.4	16.5	3.7
September	153.2	406.4	257.5	292.5	8.4	2.4	1.7	.3	16.6	3.3
3rd Quarter	426.8	—	746.4	—	24.3	—	5.1	—	47.5	—

TABLE 45.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1952.
(In Units Specified)

Period	Lumber and Lumber Products		Sanitary Ware		Cement
	Hardwood Flooring	Wallboard Building Board	Bath Tubs	Closets, Sinks and Basins	
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ "B	(\$000)	(\$000)	Thousands of Barrels of 350 lbs.
1945	702	12.1	7	254	32.7
1946	404	18.7	206	535	350.1
1947	1,157	39.9	1,044	205	1,248.6
1948	8	18.3	231	83	1,120.7
1949	8,258	95.5	493	374	2,284.0
1950	7,001	33.8	560	551	1,386.2
1951					
1st Quarter	1,982	4.6	239	241	185.3
2nd Quarter	2,852	6.6	283	373	703.9
3rd Quarter	2,940	5.7	166	166	1,101.4
4th Quarter	1,926	6.2	153	164	336.8
Total, 1951	9,700	23.1	841	944	2,327.4
1952					
January	558	2.4	9	27	15.3
February	958	1.9	46	45	12.9
March	621	1.7	20	38	34.4
1st Quarter	2,137	6.0	75	110	62.6
April	1,030	2.4	58	41	81.0
May	1,037	2.1	41	51	198.2
June	1,023	2.2	51	43	225.5
2nd Quarter	3,090	6.7	150	135	504.7
July	936	2.6	83	60	404.0
August	1,138	1.6	59	63	475.3
September	1,394	2.4	96	64	705.6
3rd Quarter	3,468	6.6	238	187	1,584.9

TABLE 45.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1952 — *Continued.*
(In Units Specified)

Period	Building Brick	Mineral Wool	Gypsum Plaster	Builders' Hardware	Paints, Pigments and Varnishes
	Millions of Bricks	Thousands of Sq. Ft.	Thousands of Tons	(\$000)	(\$000)
1945	1.4	5,993	2.9	490	8,660
1946	1.1	7,822	7.6	653	9,436
1947	8.9	5,775	10.1	969	13,441
1948	8.3	74	10.0	1,076	14,276
1949	21.9	112	8.7	1,218	13,867
1950	16.7	139	22.4	1,483	18,213
1951					
1st Quarter	4.5	73	3.4	561	5,644
2nd Quarter	5.6	73	5.0	543	5,809
3rd Quarter	5.2	107	3.9	392	4,696
4th Quarter	3.8	99	3.4	399	4,676
Total, 1951	19.1	352	15.7	1,895	20,825
1952					
January	.9	37	.4	112	1,594
February	.5	50	.5	106	1,145
March	.7	39	.5	145	1,283
1st Quarter	2.1	126	1.4	363	4,022
April	1.0	49	.6	131	1,459
May	1.3	31	1.0	151	1,918
June	1.4	44	.8	118	1,334
2nd Quarter	3.7	124	2.4	400	4,711
July	1.6	26	1.3	119	1,019
August	1.7	43	1.5	120	1,140
September	1.8	22	2.0	169	1,364
3rd Quarter	5.1	91	4.8	408	3,523

TABLE 45.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1952 — *Concluded*.
(In Units Specified)

Period	Plumbing and Heating Equipment				Common Colourless Window Glass
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters ⁽¹⁾	
	Units	(\$000)	Sq. Ft.	Units	Millions of Sq. Ft.
1945	334	35	280	—	39.8
1946	1,542	133	7,595	—	43.7
1947	2,506	319	43,824	—	70.2
1948	7	16	0	3,214	96.3
1949	522	33	3,339	1,285	64.6
1950	1,035	54	19,754	2,687	68.5
1951					
1st Quarter	602	29	13,020	679	11.2
2nd Quarter	585	54	8,765	3,198	21.1
3rd Quarter	500	36	6,251	1,943	21.8
4th Quarter	608	21	772	2,194	15.4
Total, 1951	2,295	140	28,808	8,014	69.5
1952					
January	35	6	76	372	3.6
February	35	9	0	225	3.1
March	108	11	11,607	487	1.7
1st Quarter	178	26	11,683	1,084	8.4
April	85	10	0	1,792	2.2
May	224	9	0	632	2.8
June	218	9	40,366	1,065	3.2
2nd Quarter	527	28	40,366	3,489	8.2
July	285	5	0	1,342	1.9
August	504	11	2,028	1,240	4.5
September	629	48	33,540	1,398	2.9
3rd Quarter	1,418	64	35,568	3,980	9.3

(1) Data for the period 1945-1947 are not available.

TABLE 46. — EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1952.
(In Units Specified)

Period	Lumber and Lumber Products				
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B	Thousands of Squares	Thousands of Laths
1945	2,000.5	544	45.3	1,651	25,981
1946	2,083.3	106	36.1	1,775	26,193
1947	2,735.0	50	51.1	2,051	41,700
1948	2,467.7	25	40.2	2,353	55,513
1949	2,188.7	611	30.4	2,121	77,157
1950	3,562.5	16,135	17.6	2,924	96,157
1951					
1st Quarter	799.7	2,788	5.1	735	13,042
2nd Quarter	854.3	1,630	12.4	667	17,019
3rd Quarter	915.8	999	21.4	614	25,111
4th Quarter	863.3	723	16.2	573	18,769
Total, 1951	3,433.1	6,140	55.1	2,589	73,941
1952					
January	224.6	258	3.0	145	2,661
February	250.6	280	3.3	177	2,950
March	281.1	252	5.1	201	2,852
1st Quarter	756.3	790	11.4	523	8,463
April	292.9	186	5.4	210	2,892
May	351.3	285	3.6	193	4,737
June	304.7	304	3.3	227	7,246
2nd Quarter	948.9	775	12.3	630	14,875
July	221.0	243	2.5	19	11,100
August	236.1	251	2.8	96	8,783
September	334.1	272	4.1	234	11,940
3rd Quarter	791.2	766	9.4	349	31,823

TABLE 46.—EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1952 — *Concluded*.
(In Units Specified)

Period	Cement	Building Brick	Common Colourless Window Glass	Gypsum Plaster	Paints, Pigments and Varnishes
	Thousands of Barrels of 350 lbs.	Millions of Bricks	Sq. Ft.	Tons	(\$000)
1945	281.9	3.7	15,251	447	3,973
1946	114.4	6.1	4,301	969	4,407
1947	88.0	4.2	93,149	1,423	7,346
1948	73.0	4.9	57,959	744	6,235
1949	19.2	4.3	931	163	3,604
1950	23.9	2.8	226,392	102	4,025
1951					
1st Quarter	.1	.4	364,516	26	1,163
2nd Quarter	.7	.9	109,376	77	1,995
3rd Quarter	.5	1.5	61,900	13	2,539
4th Quarter	1.3	1.0	32,230	54	2,301
Total, 1951	2.6	3.8	568,022	170	7,998
1952					
January	0	.4	0	1	448
February	0	0	5,000	6	310
March	0	.1	0	1	379
1st Quarter	0	.5	5,000	8	1,137
April	.1	0	0	225	374
May	.4	.3	0	26	443
June	.2	.6	200	2	247
2nd Quarter	.7	.9	200	253	1,064
July	.4	.5	0	2	230
August	.4	.2	0	2	287
September	.8	.3	0	27	309
3rd Quarter	1.6	1.0	0	31	826

TABLE 47.— PRODUCTION OF PIG IRON AND STEEL INGOT AND ESTIMATED
DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS,
CANADA, 1945 — SEPTEMBER, 1952.
(Thousands of Net Tons)

Period	Pig Iron	Steel Ingot ⁽¹⁾	Rolling Mill Products ⁽¹⁾			
			Production from		Exports	Domestic Disappearance
			Canadian Ingot ⁽²⁾	Imports		
1945	1,786	2,761	1,988 ⁽³⁾	789	40	2,737 ⁽³⁾
1946	1,404	2,253	1,607 ⁽³⁾	721	36	2,292 ⁽³⁾
1947	1,973	2,855	2,052	906	51	2,907
1948	2,130	3,087	2,212	939	239	2,912
1949	2,163	3,090	2,191 ⁽³⁾	1,157	161	3,187 ⁽³⁾
1950						
1st Quarter	527	821	578 ⁽³⁾	188	25	741 ⁽³⁾
2nd Quarter	582	827	576	279	13	842
3rd Quarter	595	801	547	284	11	820
4th Quarter	612	847	565	326	20	871 ⁽³⁾
Total, 1950	2,316	3,296	2,266 ⁽³⁾	1,077	68	3,274 ⁽³⁾
1951						
1st Quarter	615	875	626 ⁽³⁾	299	13	912 ⁽³⁾
2nd Quarter	643	888	644	432	17	1,059
3rd Quarter	626	802	571 ⁽³⁾	434	11	994 ⁽³⁾
4th Quarter	669	880	628 ⁽³⁾	458	12	1,074 ⁽³⁾
Total, 1951	2,553	3,445	2,471 ⁽³⁾	1,623	53	4,039 ⁽³⁾
1952						
1st Quarter	649	928	664	473	16	1,121
2nd Quarter	681	918	662	430	19	1,073
3rd Quarter	674	853	608	307	19	896

(1) Excludes castings and forgings (see p. 117).

(2) This production is calculated as 72.5 per cent of Canadian ingot production on the basis of an average overall loss of 27.5 per cent in conversion from ingot to finished product (see p. 117).

(3) Revised.

TABLE 48.—SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES,
CANADA, 1946 — SEPTEMBER, 1952.
(In Thousands of Tons)

Period	Building Construc- tion	Railway and Railway Car Shops	Con- tainers	Merchant Trade ⁽¹⁾ Products	Wholesalers and Warehouses	Automotive Industries	Miscella- neous ⁽¹⁾	Net Total Domestic Shipments	Producers Interchange	Export Shipments	Total
1946	189.6	411.6	164.4	226.8	261.6	84.0	434.4	1,772.4	453.6	145.2	2,371.2
1947	273.6	463.2	171.6	250.8	331.2	138.0	556.8	2,187.6	806.4	168.0	3,162.0
1948	295.2	556.8	196.8	313.2	321.6	139.2	556.8	2,379.6	926.4	243.6	3,549.6
1949	362.7	534.6	205.6	351.3	354.9	150.2	529.6	2,488.7	953.8	219.5	3,662.0
1950	357.6	500.8	262.0	358.0	314.3	200.1	621.5	2,614.3	1,400.3	218.8	4,233.4
1951											
1st Quarter	100.7	164.8	74.3	102.3	87.8	61.1	174.8	765.8	415.7	12.8	1,194.3
2nd Quarter	99.2	162.6	79.2	104.7	89.0	75.5	199.6	809.8	442.6	8.6	1,261.0
3rd Quarter	86.8	128.1	76.0	98.3	67.5	57.1	184.6	698.4	416.0	23.6	1,138.0
4th Quarter	96.9	100.3	71.9	107.2	81.8	56.2	260.6	774.9	406.5	25.3	1,206.7
Total, 1951	383.6	555.8	301.4	412.5	326.1	249.9	819.6	3,018.9	1,680.8	70.3	4,800.0
1952											
January	34.9	54.5	21.7	38.0	23.7	15.5	66.3	254.6	158.7	12.0	425.3
February	28.8	64.1	22.5	34.1	24.9	16.9	66.6	257.9	148.8	3.6	410.3
March	33.1	51.1	20.7	37.5	28.1	12.7	71.4	254.6	152.4	5.6	412.6
1st Quarter	96.8	169.7	64.9	109.6	76.7	45.1	204.3	767.1	459.9	21.2	1,248.2
April	30.1	53.1	18.6	38.8	30.7	14.1	79.0	264.4	156.7	4.4	425.5
May	33.2	55.5	21.8	37.7	27.1	14.2	78.3	267.8	156.1	6.5	430.4
June	25.9	59.8	21.9	32.3	28.2	17.6	70.0	255.7	141.6	8.1	405.4
2nd Quarter	89.2	168.4	62.3	108.8	86.0	45.9	227.3	787.9	454.4	19.0	1,261.3
July	36.8	42.8	39.2	36.5	22.6	15.7	71.7	265.3	132.8	4.9	403.0
August	30.0	48.1	22.8	33.7	20.2	15.8	55.3	225.9	126.3	6.8	359.0
September	27.2	42.3	21.9	31.5	28.7	21.1	65.8	238.5	134.8	8.1	381.4
3rd Quarter	94.0	133.2	83.9	101.7	71.5	52.6	192.8	729.7	393.9	19.8	1,143.4

(1) For details see p. 118.

TABLE 49.— PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1952.
(In Units Specified)

Period	Structural Steel	Galvanized Sheets	Steel Pipe and Fittings	Wire Nails and Spikes	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons
1945	150.2	61.6	139.3	70.0	20.8	45.9
1946	115.5	56.1	96.3	58.9	25.1	65.2
1947	161.2	89.2	90.4	77.4	32.5	77.7
1948	172.9	99.1	102.6	86.8	45.7	93.4
1949	180.2	97.5	164.2	88.5	47.6	91.5
1950	158.0	99.1	152.1	85.3	53.3	87.5
1951						
1st Quarter	55.2	26.2	43.8	22.0	15.2	38.6
2nd Quarter	55.7	29.3	41.0	23.2	16.9	32.9
3rd Quarter	41.9	28.5	41.1	20.5	11.8	27.5
4th Quarter	62.6	28.6	37.1	24.6	9.5	31.4
Total, 1951	215.4	112.6	163.0	90.3	53.4	130.4
1952						
January	11.1	10.3	9.7	8.1	2.2	9.4
February	18.6	9.5	13.2	8.2	2.4	8.6
March	16.4	11.0	17.9	7.5	3.2	7.7
1st Quarter	46.1	30.8	40.8	23.8	7.8	25.7
April	21.5	9.4	12.6	7.5	3.3	7.5
May	9.7	9.0	13.7	7.8	3.4	5.6
June	9.3	8.8	12.3	7.1	3.8	6.6
2nd Quarter	40.5	27.2	38.6	22.4	10.5	19.7
July	18.6	9.2	9.9	7.1	2.9	6.1
August	13.8	8.5	6.0	4.8	3.7	4.5
September	12.5	8.9	9.1	6.4	3.5	8.0
3rd Quarter	44.9	26.6	25.0	18.3	10.1	18.6

TABLE 50.—SALES AND STOCKS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 1952.

Period	Steel Pipe and Fittings		Wire Nails and Spikes		Cast-Iron Soil Pipe and Fittings	
	Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	189.3	17.6	91.5	5.6	41.4	6.0
1950	209.3	22.4	84.5	9.4	48.8	4.6
1951						
1st Quarter	45.1	14.0	21.6	6.0	13.8	3.0
2nd Quarter	44.4	10.4	23.4	9.9	13.8	4.3
3rd Quarter	35.8	15.4	20.6	12.6	10.1	4.8
4th Quarter	42.0	11.5	22.7	14.9	6.8	4.8
Total, 1951	167.3	—	88.3	—	44.5	—
1952						
January	10.1	7.1	6.5	17.4	1.7	4.6
February	10.1	9.9	7.3	18.2	2.0	4.5
March	15.2	15.2	7.9	18.2	2.4	5.0
1st Quarter	35.4	—	21.7	—	6.1	—
April	16.0	11.9	7.5	18.5	2.6	5.2
May	14.0	11.5	8.3	14.2	3.5	4.4
June	12.0	11.1	7.6	14.0	4.2	4.0
2nd Quarter	42.0	—	23.4	—	10.3	—
July	10.9	10.4	7.7	14.2	4.1	2.8
August	6.2	10.2	5.2	16.4	3.7	2.8
September	11.1	8.1	5.9	22.4	3.6	2.4
3rd Quarter	28.2	—	18.8	—	11.4	—

TABLE 51.—IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1952.
(In Units Specified)

Period	Imports				Exports			
	Structural Steel	Wire Nails	Galvanized Sheets	Skelp	Structural Steel	Wire Nails and Spikes	Cast-Iron Soil Pipe	Steel Pipe and Tubing
	Thousands of Tons	Tons	Tons	Tons	Thousands of Tons	Tons	Tons	Tons
1945	68.8	71	22,963	129,982	9.3	813.6	506	—
1946	99.5	680	15,331	54,385	7.8	1,270.5	157	3,158
1947	183.2	4,146	7,895	60,190	4.4	31.9	207	184
1948	194.3	6,315	7,047	60,783	10.5	1,854.1	658	2,812
1949	198.1	13,305	15,268	140,897	10.3	494.8	998	16,806
1950	170.4	3,471	7,110	167,114	2.2	2.4	1,366	5,853
1951								
1st Quarter	52.6	1,364	1,813	32,671	.4	6.4	293	384
2nd Quarter	88.3	4,079	2,317	32,764	.7	.5	304	702
3rd Quarter	89.5	2,757	1,921	42,024	.9	22.4	157	373
4th Quarter	98.3	1,901	1,723	39,831	1.3	7.5	183	220
Total, 1951	328.7	10,101	7,774	147,290	3.3	36.8	937	1,679
1952								
January	43.9	952	596	14,235	.3	0	86	103
February	31.3	740	768	10,501	.4	34.0	191	0
March	5.5	453	496	14,356	.8	0	33	682
1st Quarter	80.7	2,145	1,860	39,092	1.5	34.0	310	785
April	28.8	267	518	14,543	.6	20.3	122	134
May	3.7	322	667	22,329	.7	52.1	123	26
June	17.7	293	338	13,878 ⁽¹⁾	.1	0	52	18
2nd Quarter	50.2	882	1,523	50,750 ⁽¹⁾	1.4	72.4	297	178
July	8.2	493	138	0	.8	0	114	0
August	14.3	1,457	550	5,882	.2	0	164	6
September	21.2	148	531	11,163	.2	5.6	131	11
3rd Quarter	43.7	2,098	1,219	17,045	1.2	5.6	409	17

(1) Revised.

TABLE 52.— VOLUME OF SELECTED BUILDING MATERIALS UNLOADED⁽¹⁾
AT RAILWAY STATIONS IN CANADA,
1945 — SEPTEMBER, 1952.
(In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material ⁽²⁾	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	3,622	3,954	411	401	837	57	9,282
1946	3,907	4,717	469	500	1,173	66	10,832
1947	4,395	5,868	554	619	1,314	84	12,834
1948	4,391	6,386	624	619	1,580	93	13,693
1949	4,111	5,500	628	564	2,012	83	12,898
1950	4,335	6,066	667	592	1,803	79	13,542
1951							
1st Quarter	1,046	745	167	158	375	15	2,506
2nd Quarter	1,185	1,898	225	195	579	28	4,110
3rd Quarter	1,158	2,504	181	199	550	35	4,627
4th Quarter	927	1,616	166	178	361	19	3,267
Total, 1951	4,316	6,763	739	730	1,865	97	14,510
1952							
January	214	217	47	50	94	2	624
February	241	215	49	44	128	3	680
March	316	270	56	43	173	4	862
1st Quarter	771	702	152	137	395	9	2,166
April	289	483	58	55	189	6	1,080
May	303	815	57	55	198	7	1,435
June	345	1,139	54	61	161	10	1,770
2nd Quarter	937	2,437	169	171	548	23	4,285
July	339	1,015	51	59	194	8	1,666
August	363	923	48	58	197	9	1,598
September	384	1,110	53	66	213	9	1,835
3rd Quarter	1,086	3,048	152	183	604	26	5,099

(1) For source and explanatory note see p. 118.

(2) Includes plywood.

TABLE 53.— EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES,
CANADA, ⁽¹⁾ 1946 — SEPTEMBER, 1952.

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$
1946	84,203	2,704	32.11
1947	97,787	3,439	36.09
1948	104,916	4,165	39.69
1949	109,401	4,726	43.32
1950	114,379	5,253	45.84
1951			
January	115,433	5,229	45.30
February	116,722	5,718	48.99
March	117,212	5,798	49.47
April	119,707	5,963	49.81
May	120,268	6,278	52.20
June	125,185	6,295	50.29
July	127,611	6,600	51.72
August	128,068	6,616	51.66
September	127,210	6,661	52.36
October	124,267	6,708	53.98
November	120,581	6,524	54.10
December	116,922	6,390	54.65
Annual Average	121,599	6,232	51.25
1952			
January	112,145	5,410	48.24
February	108,989	5,771	52.95
March	110,503	6,177	55.90
April	111,973	6,328	56.51
May	112,375	6,339	56.41
June ⁽²⁾	118,558	6,708	56.57
July	100,647	5,500	54.65
August	111,799	6,096	54.52
September ⁽³⁾	124,037	7,230	58.29

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

TABLE 54.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES,
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY REASON FOR LAYOFF, CANADA,
MARCH, 1948 — OCTOBER, 1952.

Period	Number of Estab- lishments	Number of Employees	Number of Employees by Reason for Layoff		
			Lack of Orders	Lack of Material	Other ⁽¹⁾
1948	68	6,842	1,678	933	4,231
1949	69	3,644	2,339	296	1,009
1950	57	3,355	1,343	800	1,212
1951					
1st Quarter	9	572	25	332	215
2nd Quarter	12	663	355	185	123
3rd Quarter	17	783	210	204	369
4th Quarter	20	829	345	236	248
Total, 1951	58	2,847	935	957	955
1952					
January	10	807	753	—	54
February	3	114	50	64	—
March	9	301	121	60	120
1st Quarter	22	1,222	924	124	174
April	5	359	95	—	264
May	2	95	45	—	50
June	5	308	308	—	—
2nd Quarter	12	762	448	—	314
July	1	65	65	—	—
August	3	203	103	—	100
September	6	104	11	35	58
3rd Quarter	10	372	179	35	158
October	2	174	174	—	—

(1) See p. 119.

SECTION 6
BUILDING LABOUR

TABLE 55.—EMPLOYMENT, (1) UNEMPLOYMENT, AND THE LABOUR FORCE BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL AND ALL INDUSTRIES, CANADA, 1945 — SEPTEMBER, 1952.
(In Thousands)

Period	Persons Employed			Persons Unemployed			Labour Force		
	Construction		Non-Agricultural Industries	Con-struction Industry	Non-Agricultural Industries	All Industries	Con-struction Industry	Non-Agricultural Industries	All Industries
	Occupation ²	Industry							
1945	—	145	3,277	—	70	72	—	3,347	4,483
1946	—	241	3,428	8	123	126	249	3,551	4,828
1947	—	254	3,658	8	89	91	262	3,747	4,912
1948	260	295	3,762	7	80	82	302	3,842	5,030
1949	350	350	3,895	16	101	103	366	3,996	5,121
1950	339	338	4,029	36	165	169	374	4,194	5,225
1951									
March 3	298	302	4,110	45	165	170	347	4,275	5,114
June 2	329	357	4,231	14	84	83	371	4,315	5,255
August 18	359	396	4,255	12	76	77	408	4,331	5,343
November 3	317	367	4,235	19	95	100	386	4,330	5,210
Annual Average	326	355	4,208	22	105	107	378	4,313	5,230
1952									
March 1	283	295	4,142	53	205	212	348	4,347	5,179
May 31	317	356	4,298	20	105	107	376	4,403	5,329
August 16	351	400	4,326	13	83	86	413	4,409	5,419

(1) Data for the period 1945-1949 relate to week ending nearest June 1 see p. 119.

(2) Not available prior to August, 1947.

TABLE 56.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK, CANADA, MARCH, 1949 — AUGUST, 1952.

Week Ending	Percentage of Workers, by Number of Hours Worked per Week					Average Number of Hours Worked ⁽¹⁾	Total Number of Hours Worked per Week (In Thousands)
	Less than 15	15-34	35-44	45-54	More than 54		
1949	4.7	5.9	42.8	37.0	9.6	43	13,674
1950							
March 4	12.4	11.9	45.9	25.4	4.4	36	9,324
June 3	3.7	5.5	48.5	34.8	7.5	42	14,154
August 19	4.0	5.9	45.2	35.1	9.8	43	16,168
November 4	3.3	7.2	47.8	33.9	7.2	44	15,928
Annual Average	5.8	7.6	46.8	32.3	7.2	41	13,694
1951							
March 3	10.8	7.8	46.2	30.1	5.1	38	11,248
June 2	3.1	6.3	48.0	31.8	10.8	43	15,136
August 18	5.2	7.2	44.7	30.8	12.1	42	16,338
November 3	4.4	10.0	50.4	28.3	6.9	41	14,700
Annual Average	5.9	7.8	47.3	30.2	8.7	41	14,355
1952							
March 1	11.9	7.8	48.1	25.8	6.4	38	11,249
May 31	4.2	6.2	48.3	30.1	11.2	42	15,004
August 16	7.0	5.3	45.5	31.0	11.2	42	16,651

(1) For qualitative note see p. 119.

TABLE 57.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, ⁽¹⁾ 1945 — SEPTEMBER, 1952.

Period ⁽²⁾	Building Industry			Indexes of Employment (1939 = 100)	
	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	Non- Agricultural Industries
1945	44,932	1,533	34.03	149.1	147.0
1946	65,386	2,230	33.97	213.3	146.0
1947	88,124	3,322	37.41	179.1	158.3
1948	100,726	4,192	41.41	311.8	165.0
1949	115,453	5,133	44.37	340.9	165.5
1950	121,661	5,653	46.33	356.8	168.0
1951					
January	120,165	5,080	42.73	347.8	175.3
February	115,891	5,667	49.22	338.0	172.3
March	114,303	6,850	49.77	334.6	172.3
April	115,812	5,634	48.51	339.7	173.3
May	124,116	6,319	50.92	363.0	175.6
June	132,701	6,686	50.23	398.2	180.3
July	140,040	7,359	52.32	415.4	183.6
August	144,193	7,705	53.22	427.5	184.3
September	152,114	8,273	54.39	449.2	185.4
October	152,268	8,571	56.29	449.7	186.5
November	151,721	8,453	55.72	448.1	186.4
December	146,824	8,347	56.85	432.9	186.6
Annual Average	134,147	7,077	52.76	395.3	180.1
1952					
January	125,969	5,935	47.11	368.9	181.0
February	126,077	7,299	58.36	368.5	177.8
March	124,240	7,350	59.16	363.5	178.0
April	128,727	7,766	60.33	374.4	177.9
May	134,662	8,122	60.32	391.4	177.4
June ⁽³⁾	140,159	8,345	59.54	407.3	182.5
July	148,576	8,847	59.55	431.7	185.5
August	154,455	9,393	60.82	448.7	188.8
September ⁽⁴⁾	158,888	9,710	61.11	461.6	190.1

(1) As reported by employers with 15 or more employees.

(2) Data for the period 1945-1950 represent annual averages.

(3) Revised.

(4) Preliminary.

TABLE 58.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA,⁽¹⁾
1945 — SEPTEMBER, 1952.

Period	Number of Hourly Wage-Earners ²	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945	33,770	41.6	1,364	79.4	32.68
1946	52,899	40.4	2,057	82.7	32.28
1947	72,738	40.5	2,867	91.4	35.67
1948	82,341	40.8	3,296	101.6	40.26
1949	93,756	40.1	3,764	107.9	43.27
1950	98,507	39.6	3,907	113.3	44.85
1951					
January	95,484	33.7	3,237	118.7	40.00
February	92,131	39.2	3,613	121.2	47.51
March	90,218	39.4	3,544	122.1	47.99
April	92,117	37.9	3,492	122.5	46.43
May	100,314	39.7	3,985	124.0	49.23
June	111,647	38.7	4,211	125.9	48.72
July	115,777	40.0	4,653	127.7	51.08
August	120,127	40.7	4,887	127.9	52.06
September	127,894	40.9	5,232	131.0	53.58
October	127,217	41.6	5,291	133.8	55.66
November	126,791	40.7	5,164	134.9	54.90
December	122,524	41.3	5,063	135.7	56.04
Annual Average	110,188	39.6	4,364	127.1	50.27
1952					
January	101,497	32.3	3,276	136.2	43.99
February	102,012	40.8	4,157	138.8	56.63
March	101,455	41.6	4,224	139.6	58.07
April	106,450	42.0	4,472	141.1	59.26
May	111,927	41.9	4,685	142.4	59.67
June ⁽³⁾	118,207	41.2	4,873	142.0	58.50
July	122,478	40.8	4,993	141.8	57.85
August	129,332	42.3	5,469	141.9	60.02
September ⁽⁴⁾	133,487	41.9	5,596	143.6	60.17

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour.

(3) Revised.

(4) Preliminary.

TABLE 59.—LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND
TOTAL LABOUR INCOME, CANADA,
1945 — SEPTEMBER, 1952.

Period	Construction Labour Income \$ Millions		Total Labour Income \$ Millions	
	Current Dollars	1939 Dollars	Current Dollars	1939 Dollars
1945.....	232	197	4,953	4,208
1946.....	303	249	5,323	4,320
1947.....	411	308	6,221	4,660
1948.....	498	326	7,170	4,695
1949.....	571	360	7,752	4,890
1950.....	612	373	8,271	5,038
1951				
1st Quarter.....	139	81	2,208	1,275
2nd Quarter.....	176	98	2,376	1,321
3rd Quarter.....	213	115	2,508	1,348
4th Quarter.....	199	106	2,549	1,356
Total, 1951.....	727	400	9,641	5,300
1952				
January.....	59	31	833	441
February.....	59	31	846	450
March.....	61	33	852	457
1st Quarter.....	179	95	2,531	1,348
April.....	66	36	854	459
May.....	72	39	876	476
June ⁽¹⁾	79	43	892	483
2nd Quarter ⁽¹⁾	217	118	2,622	1,418
July.....	87	47	905	489
August.....	87	47	922	499
September.....	87	47	932	507
3rd Quarter.....	261	141	2,759	1,495

(1) Revised.

TABLE 60.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, DECEMBER, 1944 — OCTOBER, 1952.

As at Date of Reporting Closest to ⁽¹⁾ End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1944: December	566	127	1,416	2,070	324	915	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
1945	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
1948	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949	223	564	542	10,049	206	2,413	181	122	137	917	128	1,269	1,417	15,400	940	10,096	2,357	25,496
1950	238	789	479	13,772	161	3,021	109	140	137	1,207	131	1,908	1,255	20,936	1,368	12,848	2,623	33,785
1951																		
March	124	1,368	342	23,491	79	4,356	32	545	116	1,631	75	2,992	768	34,383	944	19,622	1,712	54,005
June	241	309	1,225	4,198	434	504	53	107	225	756	310	492	2,488	6,366	2,279	4,816	4,767	11,182
September	305	258	1,709	3,200	181	950	66	97	195	369	322	428	2,778	5,302	4,130	3,303	6,908	8,605
December	35	1,830	350	17,990	30	5,428	1	962	95	1,106	435	2,535	946	29,851	446	16,199	1,392	46,050
Annual Average	160	802	877	11,484	185	2,730	39	349	150	902	214	1,550	1,624	17,816	1,832	10,309	3,456	28,124
1952																		
January	27	2,932	155	28,498	25	6,987	9	1,328	175	1,666	261	2,408	670	45,279	476	25,096	1,146	70,375
February	26	3,197	346	29,706	61	6,678	8	1,217	115	1,872	160	3,986	716	46,656	498	27,447	1,214	74,103
March	79	3,071	559	28,676	99	5,872	45	1,067	143	2,066	217	2,806	1,142	43,558	1,154	28,736	2,296	73,285
April	164	1,988	670	20,737	264	3,232	15	616	146	1,769	462	2,603	1,721	30,945	1,961	19,057	3,682	50,002
May	193	996	939	11,969	247	1,339	51	359	161	1,290	671	1,304	2,262	17,251	2,315	11,983	4,577	29,240
June	221	653	857	8,136	231	1,111	41	290	290	1,102	343	1,164	1,983	12,456	1,626	8,797	3,609	21,253
July	361	455	1,031	6,031	197	1,270	85	247	274	924	449	993	2,397	9,920	1,525	7,096	3,922	17,016
August	418	387	1,109	5,115	207	1,061	101	179	233	751	448	794	2,516	8,287	2,445	5,806	4,961	14,093
September	288	342	1,483	4,072	164	1,197	91	95	258	501	347	644	2,631	6,851	3,014	4,950	5,645	11,801
October	471	341	851	4,933	71	1,926	83	104	199	419	287	799	1,962	8,522	1,015	5,683	2,977	14,205

(1) Data for period 1945-1949 are annual averages.

TABLE 61.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945 — SEPTEMBER, 1952.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers ⁽¹⁾	Total Construction Workers
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
1949	2,793	37,479	11,042	1,358	4,290	4,405	8,096	69,463
1950	2,620	35,038	9,708	1,452	4,752	3,978	7,922	65,470
1951								
1st Quarter	1,587	18,297	3,875	903	1,998	1,160	3,623	31,443
2nd Quarter	551	5,446	1,021	309	1,238	694	1,166	10,425
3rd Quarter	149	1,870	983	89	405	514	484	4,494
4th Quarter	1,300	12,146	5,237	982	1,037	659	2,986	24,347
Total, 1951	3,587	37,759	11,116	2,283	4,678	3,027	8,259	70,709
1952								
January	1,108	9,158	2,178	597	887	535	1,950	16,413
February	884	7,064	1,351	449	920	546	1,392	12,606
March	638	4,643	809	292	853	465	1,001	8,701
1st Quarter	2,630	20,865	4,338	1,338	2,660	1,546	4,343	37,720
April	335	2,975	476	149	594	376	683	5,588
May	175	1,472	241	105	382	245	345	2,965
June	130	1,398	309	79	373	284	519	3,092
2nd Quarter	640	5,845	1,026	333	1,349	905	1,547	11,645
July	93	1,129	432	114	351	384	548	3,051
August	66	917	397	56	246	239	424	2,345
September	79	1,032	465	39	175	211	349	2,350
3rd Quarter	238	3,078	1,294	209	772	834	1,321	7,746

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.

TABLE 62.— APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, (1) NEW ENTRIES AND GRADUATES, CANADA, (2) 1945—SEPTEMBER, 1952.

Trade	1945 ⁽¹⁾	1946	1947	1948	1949	1950	1951	1952		
								1st Quarter	2nd Quarter	3rd Quarter
Bricklaying										
Number in training	46	80	357	675	573	369	346	346	341	335
New entries	28	304	370	164	156	137	131	30	19	16
Graduates	1	11	28	211	300	124	96	16	16	22
Carpentry										
Number in training	237	289	1,151	1,537	1,365	1,043	1,066	975	957	934
New entries	143	964	769	457	435	438	359	67	71	116
Graduates	14	50	172	437	557	260	233	42	59	67
Painting & Decorating										
Number in training	61	79	291	297	230	165	177	163	149	142
New entries	33	261	156	63	80	97	53	8	12	27
Graduates	4	18	42	87	108	45	28	9	13	4
Plastering										
Number in training	21	31	161	248	245	252	257	282	272	256
New entries	13	130	118	80	129	96	114	14	13	30
Graduates	2	2	14	54	98	70	59	16	16	17
Plumbing & Steamfitting										
Number in training	318	499	1,182	1,555	1,704	1,607	1,649	1,642	1,645	1,368
New entries	186	755	653	404	639	741	567	128	129	99
Graduates	13	51	116	161	573	523	324	56	85	60
Electrical										
Number in training	361	584	1,170	1,342	1,336	1,273	1,393	1,405	1,427	1,348
New entries	243	673	582	485	550	620	582	155	113	119
Graduates	19	65	200	346	495	357	349	83	85	66
Sheet Metal										
Number in training	167	248	559	629	571	512	615	632	619	611
New entries	89	376	211	181	226	328	228	41	31	47
Graduates	14	39	70	163	192	136	112	29	19	35
All Trades										
Number in training	1,211	1,810	4,871	6,283	6,024	5,221	5,503	5,445 ⁽⁴⁾	5,410	4,994
New entries	735	3,463	2,859	1,834	2,215	2,457	2,304	443	388	454
Graduates	67	236	642	1,459	2,323	1,515	1,201	251	293	271

(1) At beginning of period. The number in training at the beginning of each period does not equal the number in training at the beginning of the previous period plus new entries less graduates during the period since a number of apprentices withdrew before completion of the apprenticeship training course.

(2) Data do not include Prince Edward Island which, as no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

(3) Data for 1945 excludes New Brunswick for the year and Alberta, Saskatchewan and Manitoba for the first nine months of the year.

(4) Revised.

TABLE 63.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1945 — SEPTEMBER, 1952.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949	413	809	225	76	141	581	72	2,317	969	3,286
1950	303	639	174	37	98	369	40	1,660	448	2,108
1951										
1st Quarter	188	347	89	21	56	265	20	986	122	1,108
2nd Quarter	443	679	275	64	155	517	88	2,221	371	2,592
3rd Quarter	530	854	270	37	161	645	92	2,589	306	2,895
4th Quarter	788	1,207	322	48	290	1,023	100	3,778	174	3,952
Total, 1951	1,949	3,087	956	170	662	2,450	300	9,574	973	10,547
1952										
January	102	169	68	8	38	103	24	512	31	543
February	99	177	52	7	24	68	13	440	17	457
March	223	351	90	20	53	145	22	904	121	1,025
1st Quarter	424	697	210	35	115	316	59	1,856	169	2,025
April	236	385	119	44	67	165	20	1,036	325	1,361
May	188	319	102	12	63	167	22	873	316	1,189
June	89	217	76	8	42	119	20	571	48	619
2nd Quarter	513	921	297	64	172	451	62	2,480	689	3,169
July	92	206	69	14	41	110	12	544	49	593
August	50	89	40	9	12	71	18	289	18	307
September	33	90	31	2	19	46	12	233	13	246
3rd Quarter	175	385	140	25	72	227	42	1,066	80	1,146

TABLE 64.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, THE BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — SEPTEMBER, 1952.

Period	The Building Industry				Building Material Industries				All Industries			
	Number of Strikes	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Workers	Number of Strikes	Number of Workers	Time Lost in Working Days	Number of Workers
1945	5	325	2,848	17	2,687	10,703	197	96,068	197	96,068	1,457,420	96,068
1946	12	892	6,535	23	39,684	1,459,840	228	139,474	228	139,474	4,516,393	139,474
1947	32	6,057	44,262	25	3,037	58,049	236	104,120	236	104,120	2,397,340	104,120
1948	18	3,322	39,546	11	1,189	7,405	154	42,820	154	42,820	885,793	42,820
1949	13	3,602	41,120	10	890	11,420	137	51,437	137	51,437	1,063,667	51,437
1950	12	2,258	28,836	19	7,295	69,344	161	192,153	161	192,153	1,389,039	192,153
1951												
January	3	88	192	0	—	—	17	6,253	17	6,253	16,763	6,253
February	3	180	920	2	2,360	9,445	18	4,508	18	4,508	18,878	4,508
March	1	24	155	2	120	385	27	4,754	27	4,754	15,135	4,754
April	0	—	—	3	434	480	19	2,647	19	2,647	9,673	2,647
May	4	1,008	3,655	10	1,309	7,497	39	6,560	39	6,560	34,902	6,560
June	3	936	8,070	7	503	3,230	32	13,641	32	13,641	128,150	13,641
July	5	1,975	24,975	3	440	3,350	32	9,470	32	9,470	119,413	9,470
August	6	2,056	17,980	1	20	350	38	25,272	38	25,272	219,473	25,272
September	4	763	7,162	1	393	5,500	31	8,637	31	8,637	105,235	8,637
October	2	230	460	1	8	24	28	6,388	28	6,388	49,318	6,388
November	0	—	—	3	801	1,080	18	8,617	18	8,617	38,315	8,617
December	0	—	—	0	—	—	21	12,587	21	12,587	117,045	12,587
Total, 1951 ⁽¹⁾	31	7,260	63,569	33	6,388	31,341	320	109,334	320	109,334	872,300	109,334
1952												
January	1	7	65	0	—	—	15	5,749	15	5,749	75,760	5,749
February	1	7	10	0	—	—	22	13,048	22	13,048	47,603	13,048
March	2	70	565	0	—	—	26	5,204	26	5,204	65,502	5,204
April	2	230	3,570	6	560	4,283	35	12,055	35	12,055	178,605	12,055
May	7	7,045	41,080	2	176	3,532	42	22,982	42	22,982	247,733	22,982
June	6	9,241	146,660	1	160	3,000	40	59,361	40	59,361	708,382	59,361
July	8	3,847	67,510	2	215	3,220	47	55,737	47	55,737	881,318	55,737
August	8	3,797	57,320	4	779	7,970	43	15,018	43	15,018	205,515	15,018
September	6	1,494	9,580	1	360	240	41	15,045	41	15,045	203,245	15,045

(1) Since some strikes overlap from one month to another, annual totals of the number of strikes, and number of workers involved, need not equal the sums of the respective monthly figures.

SECTION 7
BUILDING COSTS

TABLE 65.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945 — OCTOBER, 1952.
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Composite Index All Con- struction Materials
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0	142.0
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	151.0	150.4
1947	230.7	116.8	137.3	174.5	107.9	165.5	141.0	143.9	136.7	176.4	185.6
1948	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6	218.2
1949	307.2	135.1	155.3	184.8	119.0	185.1	174.9	169.3	167.2	222.9	224.7
1950	332.1	139.6	168.4	179.8	117.4	226.1	177.8	180.2	173.2	237.1	245.1
1951											
January	380.1	145.1	180.2	199.2	125.3	240.2	186.9	193.0	186.6	263.5	274.2
February	389.2	145.4	181.4	200.1	125.3	250.3	188.4	193.0	195.6	268.7	281.8
March	400.9	149.3	181.4	198.8	127.4	251.3	198.9	193.0	195.6	276.2	285.8
April	408.5	148.3	187.0	204.5	127.4	247.0	202.4	194.9	199.1	280.7	288.1
May	412.7	149.8	187.0	204.0	127.4	238.2	203.4	205.2	200.0	283.0	288.3
June	411.1	148.8	187.0	205.3	127.5	216.9	206.7	215.6	200.0	282.7	284.5
July	411.1	148.8	187.0	204.5	127.5	214.0	207.9	216.3	208.5	283.3	284.1
August	411.1	152.7	187.0	205.3	127.5	216.9	209.4	215.0	208.5	283.9	284.7
September	411.1	153.2	187.1	205.3	127.5	216.9	211.1	215.0	210.1	284.4	285.5
October	411.1	152.2	188.5	205.3	127.5	214.1	211.1	215.0	210.1	284.3	285.7
November	407.8	152.2	188.5	205.3	127.5	211.2	211.1	215.0	211.5	282.8	283.8
December	406.8	154.3	188.5	204.0	127.5	211.3	211.6	214.9	212.3	282.6	283.8
Annual Average	405.1	150.0	185.9	203.5	127.1	227.4	204.1	207.2	203.2	279.7	284.2
1952											
January	404.9	157.8	188.5	203.6	127.5	202.6	210.6	213.7	212.3	281.4	283.6
February	403.8	158.4	188.5	206.3	127.5	214.2	210.6	210.8	212.3	281.4	283.9
March	401.2	158.4	198.0	205.5	127.5	211.3	210.3	206.6	212.3	280.3	282.5
April	396.9	157.6	198.0	204.2	129.9	208.3	210.6	210.6	217.4	278.8	280.6
May	395.2	157.6	204.5	199.3	129.9	205.5	209.8	203.5	217.4	278.0	281.3
June	395.2	157.6	204.5	199.8	129.9	202.6	208.8	201.8	217.4	277.6	281.1
July	394.9	157.8	204.5	197.9	129.9	208.4	208.9	207.9	217.4	277.9	281.9
August	394.9	159.9	204.5	197.9	129.9	214.2	208.9	207.6	217.4	278.2	282.7
September	394.9	160.7	204.5	197.9	129.9	211.3	208.9	207.2	217.4	278.2	282.6
October	394.4	160.7	204.5	197.9	129.9	211.3	208.9	207.2	217.4	277.9	283.7

TABLE 66. — INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, (1)
1945 — OCTOBER, 1952.
(1939 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers (Including Holiday Pay Allowances)	All Industries (Including Holiday Pay Allowances)
1945	122.4	131.4	131.4	125.7	124.9	129.0	125.3	150.5	131.1	151.5
1946	134.0	144.4	143.1	136.1	137.0	141.9	141.8	160.0	143.9	156.5
1947	154.1	156.4	150.8	150.0	148.4	148.6	154.4	173.7	155.0	177.7
1948	172.7	176.1	172.4	178.1	171.3	171.7	169.6	197.4	176.3	200.3
1949	178.0	182.7	183.7	184.5	182.2	179.2	177.0	203.6	184.2	209.8
1950	180.7	190.6	189.4	189.5	184.9	184.5	186.4	211.6	190.6	217.1
1951										
January	182.9	195.4	196.6	194.2	187.9	189.3	191.2	216.0	195.3	227.3
February	182.9	195.4	196.6	194.2	187.9	189.3	191.2	216.0	195.3	228.3
March	183.4	196.3	196.6	194.6	189.7	193.2	191.2	221.3	195.3	230.7
April	184.9	197.9	196.6	194.6	194.1	194.6	191.2	221.3	196.8	233.5
May	194.1	204.5	205.3	195.9	195.8	196.2	197.5	222.0	201.3	236.3
June	194.1	213.1	210.2	199.5	200.9	203.4	202.5	230.3	205.9	239.1
July	201.5	218.7	212.5	201.3	206.0	204.7	206.4	239.6	212.7	239.1
August	201.5	220.0	218.5	207.3	206.6	212.9	208.9	247.4	213.5	241.9
September	201.5	220.2	219.0	208.0	206.6	212.9	213.4	247.4	217.2	244.7
October	201.5	220.2	219.0	208.0	210.0	214.9	213.4	247.4	217.5	246.3
November	202.3	220.2	221.8	208.1	210.0	214.9	213.5	247.4	217.6	247.7
December	202.3	220.2	222.1	208.1	210.0	214.9	214.3	247.4	222.6	249.8
Annual Average	194.4	210.2	209.6	201.2	200.5	203.4	202.9	233.6	207.7	239.8
1952										
January	202.3	220.2	222.1	208.4	210.0	215.6	214.3	247.4	219.0	252.9
February	202.5	220.6	223.2	208.7	210.5	215.7	217.6	247.6	219.4	254.3
March	202.7	220.8	224.2	208.9	211.1	215.7	217.6	247.7	219.4	255.5
April	207.0	225.8	235.3	217.0	213.7	222.7	225.7	259.8	224.6	259.2
May	211.6	229.9	236.3	217.7	214.9	222.7	228.1	261.8	233.8	260.2
June	211.6	229.9	236.3	217.7	214.9	222.7	228.1	261.8	233.8	260.2
July	212.8	231.1	237.0	219.2	216.4	226.2	228.8	263.6	234.1	262.1
August	213.2	233.6	237.3	220.1	221.1	226.7	235.3	264.1	237.9	265.9
September	214.0	233.6	240.7	220.1	222.1	229.3	235.3	265.0	237.9	267.9
October	214.3	234.1	246.1	220.1	227.6	229.3	237.0	265.0	239.4	269.8

(1) For source and details of compilation see p. 121.

TABLE 67.— COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS,
AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES, INDEXES OF COST
OF LIVING AND RENT, AND CONSUMERS PRICE INDEX, CANADA, 1945 — NOVEMBER, 1952.
(1939 = 100)

Period	Residential Building Materials and Wave Rates ⁽¹⁾	All Construction Materials Wave Rates ⁽¹⁾	All Commodities	Cost of Living	Consumers Price Index ⁽²⁾	Rent ⁽²⁾	
						Consumers Price Index ⁽³⁾	Cost of Living Index
1945	139.2	137.8	133.2	117.7	75.0	—(4)	91.1
1946	148.0	148.2	140.0	121.8	77.5	—(4)	91.6
1947	168.3	174.3	164.6	133.5	84.8	—(4)	94.9
1948	195.2	202.4	195.0	152.7	97.0	—(4)	98.1
1949	207.3	208.4	199.9	158.4	100.0	100.0	100.0
1950	219.5	224.2	212.9	164.1	102.9	108.2	108.0
1951							
March	244.3	249.9	243.7	177.0	110.8	112.4	111.9
June	253.5	254.6	244.7	181.4	113.7	114.4	113.7
September	258.4	259.0	242.0	187.0	116.5	116.8	116.0
December	257.9	258.5	239.5	188.3	118.1	118.6	117.7
Annual Average	251.7	254.3	242.0	181.8	113.7	114.5	113.8
1952							
January	258.0	259.2	238.7	188.7	118.2	118.6	117.7
February	258.1	259.5	234.5	188.0	117.6	118.6	117.7
March	257.4	258.7	232.7	186.3	116.9	119.9	118.9
April	258.8	259.9	227.8	185.9	116.8	119.9	118.9
May	259.6	261.5	226.6	183.9	115.9	119.9	118.9
June	259.4	261.5	228.3	184.5	116.0	121.3	120.2
July	260.1	262.4	227.3	185.2	116.1	121.3	120.2
August	261.3	263.9	225.7	184.8	116.0	121.3	120.2
September	261.4	264.0	223.9	183.8	116.1	122.3	121.1
October	261.8	265.2	222.8	182.3	116.0	122.3	121.1
November	—(4)	—(4)	—(4)	182.1	116.0	122.3	121.1

(1) For weighting and method of compilation see p. 122.

(2) 1949 = 100.

(3) For explanatory note see p. 122.

(4) Not yet available.

TABLE 68.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946 — SEPTEMBER, 1952.

Period of Completion	Number of Months under Construction ⁽¹⁾					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11.0
1947	—	—	—	—	—	8.0
1948	20	32	27	12	9	6.5
1949	18	34	29	11	8	7.0
1950	17	37	26	10	10	7.2
1951						
January	13	38	39	1	9	7.1
February	4	36	44	3	13	8.0
March	3	39	39	8	11	8.1
April	7	34	44	10	5	7.6
May	5	25	49	14	7	8.5
June	13	21	45	12	9	7.7
July	28	19	36	10	7	6.8
August	27	27	21	13	12	7.2
September	21	47	11	12	9	6.5
October	17	54	13	9	7	6.3
November	19	45	17	3	16	7.1
December	14	41	33	2	10	7.0
Annual Average	14	35	33	8	10	7.3
1952						
January	10	37	30	6	17	8.2
February	1	21	44	17	17	8.7
March	1	22	47	15	15	8.4
April	2	16	46	23	13	8.9
May	5	19	40	22	14	8.2
June	12	19	39	12	18	7.8
July	18	35	20	13	14	6.9
August	15	59	10	9	7	5.2
September	16	50	12	7	15	6.9

(1) Not available for 1946 and 1947.

SECTION 8
BUILDING INDUSTRY

TABLE 69.— BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — SEPTEMBER, 1952.

Period	Construction Industry			Building Material Industries			All Industries		
	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)
1945	56	248	645	12	105	290	264	1,650	3,792
1946	35	358	580	3	41	56	269	3,411	5,984
1947	53	581	1,102	29	878	1,107	509	6,994	11,107
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151
1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058
1950	148	1,601	2,879	40	728	1,328	1,275	20,757	32,113
1951									
1st Quarter	33	384	602	6	125	210	242	3,830	6,109
2nd Quarter	36	252	687	4	52	73	275	4,047	7,115
3rd Quarter	24	239	525	6	733	920	397	3,533	7,203
4th Quarter	45	477	871	12	1,168	1,564	435	7,884	12,312
Total, 1951	138	1,352	2,685	28	2,078	2,767	1,349	19,294	32,739
1952									
1st Quarter	46	417	848	9	190	328	451	3,792	6,285
2nd Quarter	36	269	578	14	309	518	374	4,061	5,301
3rd Quarter	17	250	480	9	183	296	264	2,432	4,886

(1) See p. 123.

TABLE 70.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING
MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1945 — OCTOBER, 1952.
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949.....	145.8	113.1
1950.....	189.1	139.9
1951		
January.....	249.0	169.7
February.....	264.2	184.2
March.....	256.0	180.9
April.....	265.4	185.4
May.....	268.8	184.5
June.....	262.1	180.3
July.....	269.2	181.8
August.....	282.6	191.3
September.....	314.1	203.3
October.....	311.1	207.8
November.....	289.6	196.1
December.....	295.0	198.0
Annual Average.....	277.3	188.6
1952		
January.....	300.4	204.7
February.....	298.4	203.1
March.....	291.4	200.2
April.....	278.7	197.9
May.....	269.1	189.0
June.....	273.0	191.7
July.....	286.3	195.8
August.....	304.6	197.1
September.....	295.7	191.1
October.....	282.3	180.6

PART III
SOURCES AND EXPLANATORY NOTES

SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

PART I CHARTS

FIGURE 1.—Chart based on data shown in Table 17.

FIGURE 2.—Chart based on data shown in Tables 44 and 50.

PART II TABULAR MATERIAL

TABLE 1.—Net family formation is the total number of new families formed minus the number of existing families dissolved. The number of families formed is taken as the sum of marriages and married female immigrants. Dissolutions represent the sum of deaths to married persons, emigration of married females and divorces.

Data on marriages for the period 1945-1951, deaths to married persons for the period 1945-1949, and data on divorces for the period 1945-1951, obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly data on deaths to married persons during 1951 estimated by the Economic Research Department, C.M.H.C., on the basis of total deaths during the corresponding periods of 1950. Quarterly data on divorces during 1949-1951 have been averaged from annual totals and will be revised when actual data become available.

TABLE 2.—Data obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Total births in this table do not equal total births in Table 3 as in this table illegitimate and still births are excluded.

TABLE 3.—Population data for 1951 represent the census count for that year. Data for births, deaths and marriages for the period 1945-52, obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

Until the end of 1949, annual and monthly data for births, deaths and marriages are based on tabulated figures by month of occurrence on the basis of residence. Figures for 1950 and 1951 are provisional and represent registrations filed in Provincial Vital Statistics offices during the month under review regardless of month of occurrence.

TABLE 4.—Data compiled by courtesy of D.B.S. from data supplied by the Immigration Branch, Department of Citizenship and Immigration.

TABLE 5.—Data compiled by the Economic Research Department, C.M.H.C. Sources are the same as for Table 4.

TABLE 6.—Sources of data shown in Table 6 are as follows:

1945 *Housing Statistics*, 1946, D.B.S.

1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S. Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

1947 Data for completions obtained from *Supplement to Housing Statistics*, 1947, D.B.S. Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S. Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950-1952 Data obtained from monthly issues *New Residential Construction*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics*, 1946, D.B.S.

Estimates for 1948-1952 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of October, 1952, does not equal the number shown as under construction at the end of 1951 plus starts less completions during the first 10 months of 1952. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 7.—Actual data were obtained from the same sources as are shown for the material in Table 6. The seasonally adjusted series was prepared by the Economic Research Department in the following manner:

First a seasonally adjusted quarterly series was prepared for each region, Maritimes, Quebec, Ontario, Prairies, and British Columbia. These series were added together to obtain quarterly figures for Canada and multiplied by four to express the series in terms of an annual rate. The regional seasonal indexes on which the series is based were calculated by the moving average method. Data for Newfoundland were excluded throughout because of the lack of quarterly information prior to 1950.

TABLE 8.—The data on dwellings started in metropolitan areas and in other cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Dwellings started in other areas are estimates prepared by D.B.S. based on sample surveys. Sources of data are:

1947 Data compiled by the Economic Research Department, C.M.H.C., from figures supplied by the Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950-October, 1952 Data obtained from monthly issues *New Residential Construction*, D.B.S.
November, 1952 Statistical Department, C.M.H.C.

TABLE 9.—Sources are the same as for Table 6.

TABLE 10.—Sources of data shown in Table 10 are as follows:

1947 Data obtained from *Supplement to Housing Statistics, 1947, Dwelling Units—Types of Buildings and Types of Construction for Individual Municipalities and Other Areas*, D.B.S.

1948-1952 Sources are the same as for Table 6.

TABLE 11.—Data based on reports compiled by the Statistical Department, C.M.H.C.

TABLE 12.—Data for this publication for the years 1945-1948 were obtained from *Residential Real Estate in Canada*, by O. J. Firestone, University of Toronto Press, 1951, Tables 77 and 78, pp. 281 and 283. Annual data shown in *Residential Real Estate* for 1949 were preliminary and had been revised. The quarterly estimates for 1950 and 1951 were made by the Economic Research Department, C.M.H.C. Data for 1949-1952 include an allowance for Newfoundland.

Gross residential capital formation represents an estimate of expenditures on new construction, on major improvements and alterations to existing structures. It includes also supplementary house-building expenses of installed non-moveable equipment and payments for professional land and repair services such as architectural and legal fees.

Capital consumption represents an estimate of depreciation and accidental losses to the stock of residential capital such as may be caused by fire, flood, or storm.

Both gross residential capital formation and gross capital consumption are net of raw land and relate to the value of assets created by construction activity only.

Information on the services and methods of estimation may be found in detail in *Residential Real Estate*, pp. 418-430.

TABLE 13.—Source is the same as for Table 12. Values involved are based on 1939 prices throughout.

TABLE 14.—Data for "other" construction for the period 1945-1950 obtained from *Private and Public Investment in Canada 1926-1951*, Department of Trade and Commerce, Ottawa, p. 151. Annual data shown in *Private and Public Investment in Canada* for 1951 were preliminary and have been revised by the Economics Division, Department of Trade and Commerce.

For the period 1945-1952 housing data estimated by the Economic Research Department, C.M.H.C.

Data on gross national expenditure for the period 1945-1951 obtained from *National Accounts, Income and Expenditure, 1926-1950*, Research and Development Division, D.B.S. and *National Accounts, Income and Expenditure, 1951*, D.B.S.

TABLE 15.—Data for 1945-February, 1947, obtained from annual and monthly issues *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-1952, provided by courtesy of the General Assignments Division, D.B.S. The number of new dwelling units includes conversions.

TABLE 16.—Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of wholesale prices of residential building materials and wage rates in the construction industry as contained in Table 67.

TABLE 17.—Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence, the Federal-provincial housing projects and units built under the Capital Assistance provisions of the Department of Defence Production. Privately-initiated housing with Federal Government financial assistance in the form of loans, covers starts under the National Housing Act, 1944, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the Rental Insurance Plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of The National Housing Act, 1944, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

Data on "publicly-assisted housing starts" for 1950 and 1951 as shown in this table differ from those shown in the 1950 and 1951 issues of *Mortgage Lending in Canada*, C.M.H.C., Table 36, under the title "Dwellings Started and Completed by Principal Source of Financing and Province, Canada". The latter table includes starts of dwellings constructed for Government employees but excludes dwellings started on which double depreciation benefits have been extended. This table, on the other hand, excludes starts on dwellings built for Government employees and includes dwellings built under the double depreciation assistance. An additional difference between data in the two tables is due to the fact that only permanent dwellings are covered in this table whereas starts on temporary dwellings are included in Table 36 of the above mentioned issues of *Mortgage Lending in Canada*.

TABLES 18, 19, 20, 21.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 22.—Data compiled by the Mortgage and Real Estate Division, C.M.H.C.

TABLE 23.—Data compiled by the Statistical Department, C.M.H.C. on a *net* basis. As a result allowances for cancellations, adjustments and reinstatements have been made in the month they were reported and negative figures may appear in a particular month, during which there were more cancellations reported than approvals made.

Whereas the data under the heading "Loans under N.H.A." comprise all Rental Insurance projects with N.H.A. loans approved at time of compilation, the data under the classification "with conventional loans" are residual and in addition to Rental Insurance. Projects without N.H.A. loans may include cases where an N.H.A. loan may be approved in a subsequent quarter. The distribution between N.H.A. loans and conventional loans are preliminary for the last quarter shown and are subject to revision in the First Quarter, 1953 issue of *Housing in Canada*.

TABLE 24.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 25.—Data compiled by the Economic Research Department, C.M.H.C. from reports prepared by the Statistical Department, C.M.H.C.

TABLE 26.—Data compiled by the Economic Research Department, C.M.H.C. from reports supplied by the Statistical Department and Public Housing Division, C.M.H.C.

The construction work involved in each project varies from one to another but in general a complete land assembly project includes surveying of roads and lots, installation of main and lateral sewers, water mains and hydrants, the ditching, grading, gravelling and surfacing of roads and driveways, the installations of street lights and filling and grading of grounds. The completion of improvements means that the lots are ready for sale but not necessarily sold.

TABLE 27.—Data are from records of Accounting Division, C.M.H.C.

TABLE 28.—Data compiled by the Property Management Department, Mortgage and Real Estate Division, C.M.H.C.

TABLE 29.—Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947-December, 1951 compiled by the Accounting Division, C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1949-1952 by the Statistical Department, C.M.H.C.

TABLE 30.—Data compiled by Statistical Department from data supplied by the Property Management Section, Mortgage and Real Estate Division, C.M.H.C.

TABLE 31.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 32.—Data compiled by the Economic Research Department, C.M.H.C., from reports prepared by the Statistical Department, C.M.H.C.

Data on expenditures are from the records of the Accounting Division, C.M.H.C.

TABLE 33.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 34.—Data compiled by the Statistical Department and Accounting Division, C.M.H.C.

TABLE 35.—Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs. Data on expenditures for 1950-1952 are not comparable with data for previous years as excess costs borne by the veterans and certain improvements included in previous years are not available for 1950-1952.

TABLE 36.—Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 37.—Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 38.—Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 39.—Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 114 lending institutions comprising 40 life insurance companies, 36 trust companies, 21 loan companies, 8 fire insurance companies, and 9 fraternal societies. These companies advanced 93 per cent of the total cash disbursements on mortgage loan account for Canadian real estate made by all companies of these types in 1951.

TABLE 40.—Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 39.

TABLE 41.—Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-September, 1952 were obtained from the Toronto Registry Office, York East and West Registry Offices and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1945-1952, were obtained from the Toronto Registry Office, York East and West Registry Office and estimates of discharges from Toronto and York Land Titles Office.

The number of real estate transfers obtained through courtesy of the Inspector of Legal Offices.

The number of mortgages registered and discharged in the Province of Ontario reflect mortgage activity as recorded in the 65 registry and 16 land titles offices of the province. Data for the 65 registry offices and one land titles office are based on original records made available by courtesy of the Inspector of Legal Offices, Province of Ontario. Coverage of the remaining 15 land titles offices were obtained by means of a sample survey of the mortgage registrations and discharges during the month of September, 1951, recorded in 10 land titles offices. This information was used in conjunction with the data mentioned above to produce estimates for the province as a whole. For further details of the sample survey see *Mortgage Lending in Canada, 1951*, p. 100.

TABLE 42.—Data compiled by Economic Research Department, C.M.H.C. from information provided by courtesy of D.B.S.

The combined index of construction material production is based on the total value of output of the more important construction materials in terms of 1946 prices. It is designed to measure the overall trend in the physical output of construction materials. Because of the high degree to which producers of construction materials, with the exception of lumber, are responsive mainly to the requirements of the domestic market, the output index provides a rough indication of trends in domestic construction activity.

A closer indication of trends in domestic construction activity, however, can be obtained from the index of domestic disappearance, designed to measure the rate at which the construction industry absorbs materials. To obtain this index, the production index was adjusted, where possible, by the addition of imports, the deduction of exports, and the replacement of the original production data with data on factory sales of materials to take account of producers' inventory changes. The series on domestic disappearance is subject to the limitation that it does not reflect changes in the level of dealers' inventories. This means that in respect to materials such as lumber, where dealers' inventories represent a comparatively high proportion of yearly output or factory shipments, the series shown here cannot be relied on to give an accurate short term indication of the actual absorption of materials on the site. For this reason, lumber was excluded from the series on domestic disappearance shown in this tabulation.

The indexes are based on 23 materials, including lumber, for 1945, and on 41 materials for the period 1946-September, 1952. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 43.—Sources of data for building materials listed in Table 43 are as follows:

Sawn Lumber:

1945—1949 Annual issues *The Lumber Industry in Canada*, D.B.S.

1950—September, 1952 Monthly issues *Production, Shipments and Stocks on Hand at Saw-mills*, D.B.S.

Hardwood Flooring:

1946-September, 1952 By courtesy The Timber Controller, Department of Trade and Commerce. The unit measure, square feet, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Building Board:

1945—1948 By courtesy of the Forest Products Statistics Section, D.B.S.

1949—September, 1952 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick: Data relate to face and common clay brick.

1945—September, 1952 Estimates prepared by Economic Research Department, C.M.H.C., based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946-September, 1952, shown in *Canadian Statistical Review*, D.B.S. represent production of these firms only.

Flue Linings; Vitrified Sewer Pipe; Single Pole Switches; Duplex Receptacles; Outlet Boxes; Non-Metallic Sheathed Cable; Bath Tubs; Sinks; Wash Basins:

1946—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Tile:

1945—1952 Monthly issues of *Report on Clay Products Made from Canadian Clays*, D.B.S.

Mineral Wool (Batts, Granulated and Loose):

1945—1949 Annual issues *The Stone Industry in Canada*, D.B.S.

1950—1952 Monthly issues *Mineral Wool*, D.B.S.

Cement:

1945—1949 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.

1950—1952 Monthly issues *Cement*, D.B.S.

Concrete Blocks:

1945—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

1948—1952 Estimates prepared by the Economic Research Department, C.M.H.C. based on monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S. which accounts for 82 per cent of total production.

Cement Pipe and Tile:

1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

1947—1952 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Gypsum Wallboard; Gypsum Lath:

1945—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—1952 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Plaster:

1945—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—1952 Estimates prepared by the Economic Research Department, C.M.H.C. Production data shown in monthly issues of *Production, Shipments and Stocks of Gypsum Products* include sundry plasters such as moulding plaster, etc. These were excluded in the figures shown in this table.

Builders' Hardware:

1945 *Iron and Steel and Their Products 1943-1945*, D.B.S.

1946—1949 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.

1950—1952 Estimates prepared by Economic Research Department, C.M.H.C. based on factory sales reported to D.B.S. by firms accounting for about 98 per cent of total sales in 1949.

Warm Air Furnaces:

1945—1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Domestic Heating Boilers; Cast Iron Radiators:

- 1945—1949 Annual issues *The Heating and Cooking Apparatus Industry, Canada*, D.B.S.
1950—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Hot Water Storage Tanks:

- 1945—1949 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.
1950—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Electric Hot Water Tank Heaters:

- 1945—1948 Annual issues *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.
1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.
1950—1952 Estimates prepared by Economic Research Department, C.M.H.C. based on returns made to D.B.S. from firms accounting for about 86 per cent of production in 1949.

Asphalt Shingles:

- 1945—1947 *Asphalt Roofing Industry, January, 1949*, D.B.S.
1949—1950 *Asphalt Roofing Industry, January, 1951*, D.B.S.
1951—1952 Monthly issues *Asphalt Roofing Industry*, D.B.S.

Tar and Asphalt Felts:

- 1945 By courtesy the Forest Products Statistics Section, D.B.S.
1946—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.
1948—1952 Monthly issues *Asphalt Roofing Industry*, D.B.S.

TABLE 44.—Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 45.—Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

The data on wallboard building board for the period 1945-1947 include insulating board. The data for the period 1948-December, 1950 exclude insulating board as the Emergency Exchange Conservation Act which was in effect from 1948 to December 31, 1950 prohibited the importation of this type of building board.

TABLE 46.—Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S. include planks and boards only.

TABLE 47.—Data on production of domestic pig iron and steel ingots obtained from *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S. for 1945, and for subsequent periods from annual issues of *The Primary Iron and Steel Industry in Canada*, D.B.S., and monthly issues of *Primary Iron and Steel*, D.B.S. Annual and quarterly revisions for the period 1945-1951 have been made by the Steel Division, Department of Defence Production. Data on production of rolling mill products made from Canadian ingot are estimated by applying a conversion factor of .725 to steel ingot processed in Canada. The conversion factor of .725 allows for the estimated weight loss involved in turning iron and steel shapes out of the ingot form. Data on imported rolling mill products are derived by reducing the total of imported steel, including ingots, by the estimated production loss sustained in processing its ingot content.

Domestic disappearance of rolling mill products is the sum of domestic production and imports less exports.

The volume of rolling mill products being made available to Canadian consuming industries as indicated in "domestic disappearance" exceeds that of "net total domestic shipments" of primary iron and steel shapes from Canadian rolling mills as shown in Table 48. This difference is accounted for by the fact that a portion of imports of primary iron and steel shapes is shipped direct to consuming industries without being processed in Canadian mills. Another factor is that data on production of rolling mill products from Canadian ingot as shown in this table do not show actual production but represent output of iron and steel shapes that would be forthcoming from current ingot production.

TABLE 48.—Data obtained from monthly issues of *Canadian Statistical Review*, D.B.S. Monthly revisions during 1951, provided by the Steel Division, Department of Defence Production.

The classification "Merchant Trade Products" refers to items produced in integrated mills and covers wire and wire products. The "miscellaneous" category includes all steel used in the following: agricultural and other farm implements, machinery and tools, mining and lumbering industries, pressing, forming and stamping industries, public works and utilities, shipbuilding and steel specifically marked for National Defence purposes. During the year 1949 the amount of steel used for National Defence purposes amounted to .3 per cent of the total miscellaneous category. The classification "Producers' Interchange" represents the amount of steel shipped to producers' own plants or to other plants within the primary industry for further processing e.g. black sheet to galvanizing department; hot rolled bars to make railway track material. See also explanatory note to Table 47.

TABLE 49.—Cast-Iron Soil Pipe and Fittings; Cast-Iron Pressure Pipe and Fittings; Steel Pipe and Fittings:

1945	<i>Iron and Steel and Their Products in Canada, 1943-1945, D.B.S.</i>
1946—1952	By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
Structural Steel:	
1945—1952	By courtesy the Steel Division, Department of Defence Production. Structural include T-bars, Z-bars, H-beams, I-beams, uprights, angles, etc., where any one leg of the section is .3 inches or over.
Wire Nails and Spikes:	
1945	<i>Iron and Steel and Their Products in Canada, 1943-1945, D.B.S.</i>
1946—1949	<i>The Hardware Tools and Cutlery Industry in Canada, 1949, D.B.S.</i>
1950—1952	Monthly issues <i>Nails, Tacks and Staples, D.B.S.</i>
Galvanized Sheets:	
1945	<i>Iron and Steel and Their Products in Canada, 1943-1945, D.B.S.</i>
1945—1949	<i>Primary Iron and Steel Products, December issues, 1945-1949, D.B.S.</i>
1950—1952	Monthly issues, <i>Primary Iron and Steel, D.B.S.</i>

TABLE 50.—Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 51.—Data on imports obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

Data on exports obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

TABLE 52.—Sources of data shown in Table 52 are as follows:

1945—1948	Data obtained from annual issues of <i>Summary of Monthly Railway Traffic Reports, D.B.S.</i>
1949—1952	Data obtained from issues of <i>Monthly Traffic Report of Railways of Canada, D.B.S.</i>

This series replaces the data on "Movement by Rail of Building Materials" appearing in *Housing in Canada*, prior to the October, 1950, issue which were based on freight loadings at stations in Canada. Whereas the present series covers only freight unloaded for domestic use, thereby including imports and excluding exports, the former series covered freight loaded at Canadian stations and thereby included exports and excluded imports. The present series more closely reflects the use of materials by the construction industry in Canada.

TABLE 53.—Data compiled by the Economic Research Department, C.M.H.C. from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tile, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, gypsum products, asbestos building materials, sanitary ware, mineral wool, sand and gravel.

TABLE 54.—Data obtained by courtesy the Economics and Research Branch, Department of Labour.

The figures are compiled on the basis of information submitted through day to day layoff reports and monthly summary reports made by local offices of the National

Employment Service. Layoffs that are occasioned by normal seasonal factors are excluded from the compilation as far as possible. For the most part, reports are not received for layoffs involving less than ten workers or for those of less than two weeks' duration.

The layoffs cover manufacturing industries only, and are classified by their cause into three categories: lack of orders; lack of material; and other. The category "other" to a large extent represents non-economic factors such as flood and fire, but it includes some factors that are at least partly economic such as bankruptcies, strikes, and plant closures for repairs or retooling. The latter factors however do not directly reflect the immediate demand and supply conditions of the businesses concerned. The factors which have an immediate bearing on the supply side (lack of material) and on the demand side (lack of orders) of the businesses concerned are shown separately.

TABLE 55.—Data for 1945 on employment and unemployment in non-agricultural industries and for the Canadian labour force obtained from *Canadian Labour Force Estimates, 1931-1950*, Reference Paper No. 23, 1951, Labour and Prices Division, D.B.S. Data on employment in the construction industry for 1945 prepared by the Economic Research Department, C.M.H.C. from estimates of paid-workers in the construction industry as contained in *Canadian Labour Force Estimates 1931-1950*, p. 18.

The data in this table for the period 1946-1950 are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates for this period are subject to sampling error. In general the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

The construction industry referred to in Table 64 includes engineering as well as building construction, whereas Table 59 covers the building industry only.

The industry classification used in Table 64 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the business of the establishment as a basis whereas the *Occupational* class shown is based on the *Standard Summary of Occupational Classes*, D.B.S. where the basis is the actual job performed. Force account employees of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non-construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial. The Province of Manitoba was excluded from the June Labour Force Survey, 1950, because of flood conditions. To achieve comparability with preceding periods in this series the Labor and Prices Division, D.B.S. made estimates of the probable Manitoba components for non-agricultural industries and the Canadian labour force and included them with data appearing in the *Canadian Labour Force Estimates 1931-1950*. Estimates of the Manitoba component of the construction industry at June, 1950, were prepared by the Economic Research Department, C.M.H.C. and were included with the data provided in the *Labour Force Survey*, June, 1950.

TABLE 56.—Data based on a distribution of employed male construction workers by number of hours worked per week, provided by courtesy the Special Surveys Division, D.B.S. The average number of hours worked per week is shown to indicate overall seasonal variations and longer term trends. It is calculated from a frequency distribution, somewhat more detailed than that shown in this table, on the assumption that the mid-point of each class interval is representative of the group falling therein. The averages shown are subject to sampling error and should be interpreted with caution. The total number of hours worked per week represents the product of the average number of hours worked per week and the number of male workers employed in the construction industry.

TABLE 57.—Data represent new series compiled by the Employment Section of the Labour and Prices Division, D.B.S. from reports made by employers with 15 or more employees. Indexes of employment in the building industry for the period 1945-1946 obtained by

courtesy the Employment Section of the Labour and Prices Division, D.B.S.; for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings, 1947-1950*, 1951, Employment Section of the Labour and Prices Division, D.B.S. and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S. Indexes of employment in the non-agricultural industries for the period 1945-1946 obtained from *Employment, Payrolls and Average Weekly Earnings, 1936-1946, with Index Numbers of Employment, 1921-1938*, 1951 Employment Section of the Labour and Prices Division, D.B.S.; for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings, 1947-1950*, 1951, D.B.S. and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S.

Data for the period 1945-1949 obtained from annual issues of *Annual Review of Employment and Payrolls*, Employment Section of the Labour and Prices Division, D.B.S.; monthly data for 1950 from *The Employment Situation*, D.B.S. and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S.

Data on average weekly earnings in the building industry for the period 1945-1946 obtained by courtesy of the Employment Section of the Labour and Prices Division, D.B.S., for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings 1947-1950*, and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S.

Data on the aggregate weekly payroll in the building industry are the product of the number of persons employed and the average weekly earnings.

TABLE 58.—Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 57.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 59.—Data for the period 1945-1950 obtained from *National Accounts, Income and Expenditure, 1926-1950*, 1951, Research and Development Division, D.B.S. Monthly data for 1951-1952 obtained from *Estimates of Labour Income*, D.B.S.

A series on total construction outlay is shown in Table 14 and a comparison of the two series shows trends that are similar but not identical. There are two reasons for some variation in trend. First, the labour component of construction expenditure does not vary exactly as the other components because of changes in labour output per man hour and different rates of change in wage rates and construction material prices or management and overhead expenses. Second, in the case of labour income estimates a different coverage of the construction industry is made than for estimates of total construction expenditure. Whereas Table 14 is intended to cover all construction expenditures, the estimates in Table 59 do not include: 1) expenditures by unincorporated own account contractors and builders, 2) construction outlay by railway and telephone companies, 3) repair and maintenance construction outlay on force account by non-construction companies, 4) construction outlay by Federal, provincial or municipal governments.

TABLE 60.—Compiled by the Unemployment Insurance Section, Labour and Prices Division, D.B.S., based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 61.—Data compiled by the Unemployment Insurance Statistics Section, D.B.S.

A person who has made at least 180 contributions into the Unemployment Insurance Fund, during the two year period immediately preceding a claim for benefits and has made 60 contributions in the year preceding the claim or 45 contributions in the 6 months preceding the claim establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits is supplementary to data shown in Tables 55 and 60.

The chief limitations of the data in Table 61 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act; from January 1, 1948, to June 30, 1950, salaried personnel earning less than \$3,120 have come under the Act and since July 1, 1950, the ceiling of insurability for salaried employees is raised from \$3,120 to \$4,800 a year; there are therefore, a number of construction workers not covered in this tabulation; (2) not all unemployed workers have made 180 days' contribution prior to their period of unemployment; (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time; (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 62.—Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 63.—Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Citizenship and Immigration.

TABLE 64.—Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 65.—Revised composite index of wholesale prices of all construction materials obtained from *Wholesale Price Indexes 1913-1950* D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S. These indexes replace the series formerly published in the first quarter, 1951 and preceding issues of *Housing in Canada* on wholesale prices of construction materials in general. For differences between this index and that published in previous issues of *Housing in Canada* see *Wholesale Price Indexes 1913-1950*, D.B.S. p. 4.

Indexes of wholesale prices of residential building materials obtained from *Prices and Price Index Numbers of Residential Building Materials*, March, 1948, D.B.S. and from *Prices and Price Indexes*, April, 1951, D.B.S. Indexes are converted from a 1935-1939 to a 1939 base. The composite index in this series is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The trend of residential building material prices does not vary to a significant extent from the trend for construction materials in general over the period 1926-1952. At October, 1952, the index for residential materials stood at 278 on the 1939 base, while the construction material index rose to 284.

The purpose of these group indexes is to reflect the *average* movement of prices of building materials having a characteristic use. In interpreting these indexes certain qualifications should be observed before drawing general conclusions from them. First, the price of each building material in a group rises or falls either independently of the other or possibly in an inter-related fashion depending on the extent of their homogeneity. Changes in prices of each material may also occur at varying rates from another. Consequently a group index provides no information with respect to price changes experienced by a specific building material within a group. Attention is drawn to *Price Index Numbers of Residential Building Materials 1926 to 1948*, Labour and Prices Division, D.B.S., March 1949, which sets out in detail the building materials comprising each group. Secondly, though the indexes are designed, by applying appropriate weighting techniques, to express *national averages* of price changes, they may be modified by regional cost differentials. This problem of regional differentials in housing construction costs is treated at length in Chapters 1 and 2, *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946.

TABLE 66.—Data obtained from the Department of Labour.

Indexes for the individual trades other than sheet metal workers, obtained by courtesy of the Economics and Research Branch for the years 1945-1950 and for the

months of March and September, 1951. Monthly interpolations on these indexes for the years 1951 and 1952 were made on the basis of wage rate schedules for 15 cities supplied by courtesy of the Industrial Relations Branch. Each city in these calculations was weighted according to the number of housing unit completions in 1951. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour for each trade engaged in residential building as established in *The Labour Value of the Building Dollar*, Housing Administration, Department of Finance, Ottawa, 1943, p. 29. The indexes for 1945-1951 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. The indexes for 1945 relate to October; 1946, December; 1947, July; 1948 and 1949, September; 1950 and 1951, March and September.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1950 and by courtesy of the Industrial Relations Board for 1951 and 1952.

The index for all industries was estimated by the Economic Research Department, C.M.H.C., on the basis of the General Average Index as contained in annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1949 and as supplied by courtesy of the Economics and Research Branch for March and September, 1951 and March, 1952. Monthly index numbers for the last nine months, 1951, first ten months 1952, estimated by the Economic Research Department on the basis of trend during 1950 and 1951.

The indexes for both all construction workers and all industries, including holiday pay allowances, include a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 67.—Composite index of residential building material wholesale prices and wage rates in the construction trades is based on the composite material index shown in Table 65 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 66. Composite index of all construction material wholesale prices and wage rates in the construction trades is based on the composite material index obtained from *Wholesale Price Indexes 1913-1950*, D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S., and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 66. The weights are based on the proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, p. 36. The materials are weighted 58.3 in percentage terms, and the wage rates 41.7.

Revised index of wholesale prices of all commodities obtained from *Wholesale Price Indexes 1913-1950* D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S. For differences between this index and that published in *Housing in Canada*, First Quarter, 1951, and previous issues, see *Wholesale Price Indexes 1913-1950*, D.B.S., p. 4.

The cost of living index, the consumers price index and the rent indexes are obtained from *Prices and Price Indexes*, D.B.S. The cost of living index is converted to a 1939 base.

The rental indexes are constructed from a matched sample of tenant households. Rent changes on new rental units are recorded from the time such units are taken into the sample but the absolute differences in rents between old and new units are not taken into account. The higher level of rents on new dwellings arises first, because they are new, and second because they are freed from control or are subject to different forms of rent control than older dwellings. Only the second factor is equivalent to a price increase because it is not accounted for by the higher quality of new units. The rental component of the cost of living index does not allow for this price increase factor whereas the rental component of the consumers' price index does. A survey in June, 1952 conducted by D.B.S. showed that decontrolled apartments were renting for an average of 20 per cent more than identical but controlled apartments. This figure was taken as a measure of that portion of the difference in rents between old and new units which is attributable to rent control rather than quality differences and has been applied to new rental accommodation built since the base year 1949. By November 1952 on a 1949 base, the inclusion of this factor had brought the rental component of the consumers price index 1.2 points or 1 per cent higher than the unadjusted rental component of the cost of living index. 1.2 points or 1 per cent higher than the unadjusted rental component of the cost of living index.

TABLE 68.—Data for 1946 and 1947 obtained from Annual Report, 1947, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for 1950-1952 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 69.—Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in Table 69 covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in Table 69.

The series on building materials industry is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, mineral wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 70.—Data for period 1945-1946 obtained from *Prices and Price Indexes*, December, 1946, D.B.S.

Data for 1947-1952 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

- (1) Building materials index based on 16 stocks.
- (2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949-1952.
- (3) Data converted from a 1935-1939 to a 1939 base.

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